

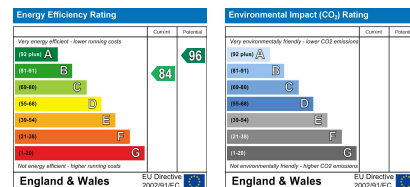
Ground Floor
Approximate Floor Area
423 sq. ft
(39.33 sq. m)

First Floor
Approximate Floor Area
423 sq. ft
(39.33 sq. m)

Approx. Gross Internal Floor Area 846 sq. ft / 78.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



9 Pierce Place, Hurstpierpoint, BN6 9YL

Guide Price £400,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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9 Pierce Place, Hurstpierpoint, BN6 9YL

Guide Price £400,000 - £425,000

What we like...

- * Lovely, peaceful position overlooking woodland with countryside on your doorstep.
- * Two really generous double bedrooms .
- * Sunny south facing garden.
- * Parking for two cars & a high degree of energy efficiency.
- * No chain means a swift move is possible

Guide Price £400,000 - £425,000

The House

If you're looking for a spacious, modern home with a lovely outlook and close proximity to countryside in Hurstpierpoint, then this could be the one for you.

This well-presented two-bedroom home enjoys a pleasant wooded outlook to the front, a sunny south-facing rear garden and private parking for two cars. Offering circa 846 sq. ft. of accommodation, the property is modern, manageable and well laid out, making it an ideal first-time purchase, downsize or investment.

The ground floor is arranged around a welcoming entrance hall, with a smart fitted kitchen positioned to the front of the house. To the rear, the generous sitting/dining room provides an excellent everyday living space, with plenty of room for both seating and dining areas. A door leads directly out to the garden, creating an easy flow for summer entertaining.

A useful downstairs WC completes the ground floor.

Upstairs, the layout works particularly well, with two genuine double bedrooms rather than the second bedroom feeling compromised. The principal bedroom is a superb size, while the second bedroom also offers excellent flexibility as a guest room, nursery or home office. The family bathroom is fitted with a white suite including a bath with shower over.

Being a modern build, the home has high energy efficiency with high levels of insulation, high performance double-glazed windows and gas-fired central heating, all contributing to an EPC rating B with potential A.

Step Outside

Outside, the south-facing garden is a real highlight, enjoying plenty of sunshine and offering a decked seating area, lawn, fenced boundaries and useful storage.

To the front, the property has a more open feel thanks to its leafy wooded outlook, while driveway parking for two cars runs adjacent to the house.



The Hurst Life

The home sits in a tucked away position in the newer phase of Iden Hurst in quintessential Downland village of Hurstpierpoint and adjacent to beautiful open countryside. For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer. It has a thriving community, beautiful historic High Street, reputable schools in both the private and state sector and is surrounded by a glorious Sussex countryside.

The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can get enjoy pint of 'Harveys Best' in front of a roaring open fire. The locals favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurpur Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and Iris Bakery has freshly baked artisan breads and pastries.

For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). Schooling wise, the village has a reputable primary school in the form of St Lawrence CofE. In the private sector, Hurst College is very highly regarded. For secondary state education, most children attend Downlands in the neighbouring Hassocks.

The Finer Details

Tenure: Freehold
Local Authority: Mid Sussex District
Council Tax Band: C
Plot Size: 0.04 acres
Available Broadband Speed: Ultrafast Fibre

We believe the above information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally

NB

Some photos have been digitally furnished for marketing purposes.

