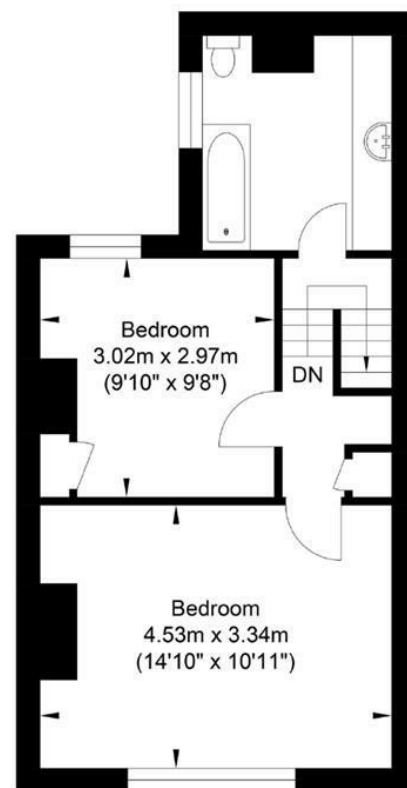
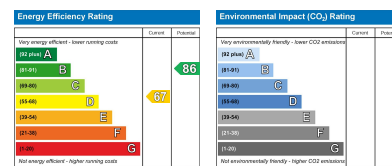


Ground Floor  
Approximate Floor Area  
392.45 sq ft  
(36.46 sq m)



First Floor  
Approximate Floor Area  
383.73 sq ft  
(35.65 sq m)

Approximate Gross Internal Area = 72.11 sq m / 776.18 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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**1 Pierpoint Terrace, Brighton Road, Hurstpierpoint, BN6 9TR**

**Guide Price £450,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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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1 Pierpoint Terrace, Brighton Road, Hurstpierpoint, BN6 9TR

What we like...

- \* Charming period cottage just a stone's throw from bustling Hurstpierpoint High St.
- \* Wealth of retained period character throughout.
- \* Stylish upgraded kitchen and bathroom.
- \* Two good size double bedrooms.

**Welcome Home**

A quietly elegant two double bedroom end-of-terrace home, set just moments from Hurstpierpoint High Street and arranged around a private walled courtyard garden.

The house has been thoughtfully improved in recent years, including the installation of engineered oak flooring and new front-facing windows, creating interiors that feel both considered and comfortable.

The ground floor is well balanced and full of character. An entrance hall leads into a generous double-aspect open-plan sitting and dining room, centred around a feature fireplace and filled with natural light.

The kitchen has a distinctly cottage sensibility with a restrained, contemporary palette. Shaker-style cabinetry runs to either side, paired with pale worktops and a classic white tiled splashback that reflects light and keeps the space feeling open. Integrated appliances are neatly concealed, while open timber shelving adds warmth and a practical, lived-in note. A ceramic Belfast sink sits beneath a large sash window, bringing in generous natural light and reinforcing the traditional character. Patterned floor tiles introduce subtle geometry underfoot. A half-glazed stable door opens directly to the courtyard garden, lending the kitchen a strong connection to the outside and making it feel both functional and inviting.

Upstairs, the first floor offers two genuine double bedrooms and a stylish shower room. The principal bedroom is particularly impressive, with a large bay window, original fire surround and ample space for wardrobes. The second bedroom enjoys a peaceful outlook over the rear garden.

**Step Outside**

Outside, the walled courtyard garden is private and easy to maintain, providing a sheltered space for outdoor dining and planting. Gated side access leads directly to the rear entrance, offering a practical alternative to the steps at the front of the house.

Parking is on street and there are no parking restrictions. Alternatively, nearby Trinity Road car park is handy for guests.



**Hurst Life**

Brighton Road is ideally located just moments walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal. 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 enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local’s 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 has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

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). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M).

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

**Title Number**

Tenure: Freehold  
Title Number: WSX234651  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Services: Gas fired central heating, mains drainage, mains water & electricity  
Plot Size: 0.02 acres  
Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

