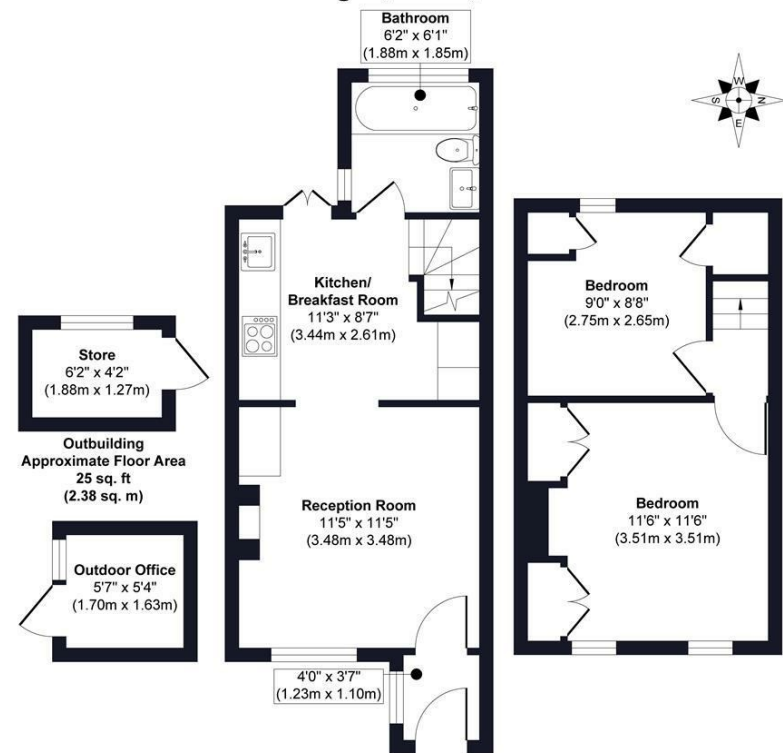
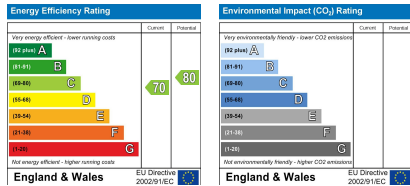


10 Park Cottages, Hurst, BN6 9UW



Approx. Gross Internal Floor Area 571 sq. ft / 53.28 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 517 sq. ft / 48.20 sq. m (Excluding Outbuilding)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



10 Park Cottages, Manor Road, Hurstpierpoint, W. Sussex, BN6 9UW

Guide Price £365,000 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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10 Park Cottages, Manor Road, Hurstpierpoint, W. Sussex, BN6 9UW

Guide Price £365,000 - £390,000

What we like...

- * Utterly charming character cottage in peaceful tucked away position.
- * Stylish high spec kitchen and bathroom
- * Work from home space in rear courtyard.
- * Driveway parking.
- * 5 mins walk to thriving village High Street and St Lawrence Primary School.

Guide Price £365,000 - £390,000

Cosy Cottage

If you're looking for a charming character cottage coupled with a quintessential village lifestyle, then look no further than Park Cottages in Hurstpierpoint. Tucked away in a highly convenient village setting, this attractive two-bedroom cottage blends character, comfort and practicality in equal measure. With driveway parking to the front, a private front garden, a further smaller rear garden and two useful outbuildings, it offers far more than first impressions might suggest.

Inside, the home has a warm and welcoming feel, with cottage-style proportions, leaded-style windows and a cosy reception room centred around a log burner which is the perfect setting for winter evenings. The layout flows through to a modern kitchen/breakfast room, finished with sleek grey cabinetry, white metro tiling and space for everyday dining, creating a practical and sociable heart to the home. French doors open to the rear, bringing in light and giving easy access outside. The bathroom has been stylishly updated, with soft blue tiling, a bath with shower over, chrome fittings and a classic white suite.

Upstairs, there are two bedrooms, including a well-proportioned principal room with fitted storage and a pretty circular feature window. The second bedroom works beautifully as a child's room, guest bedroom or study.

Whilst this is characterful cottage there are plenty of modern benefits too including double glazed windows, gas central heating, access an Ultrafast fibre broadband connection and a fully boarded and accessible loft space that provides excellent storage.

Step Outside

Outside, the private front garden is a lovely lifestyle feature, set behind fencing and mature planting with a paved seating area and low-maintenance lawn - ideal for morning coffee, evening drinks or relaxed outdoor dining. To the rear is a smaller garden area, while the outbuildings add valuable flexibility, including an outdoor office which is ideal for those who work from home.



The Hurst Life...

Park Cottage enjoys a tucked away spot on Manor Road which itself is ideally located just 5 minutes 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, Nurple 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 sourdoughs 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). 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) at Albourne or Hickstead.

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and South Downs National Park is right on your doorstep.

The Specifics

Tenure: Freehold
Title Number: WSX4593
Local Authority: Mid Sussex District Council
Council Tax Band: C
Services: Gas fired central heating, mains drainage, mains water & electricity
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.

