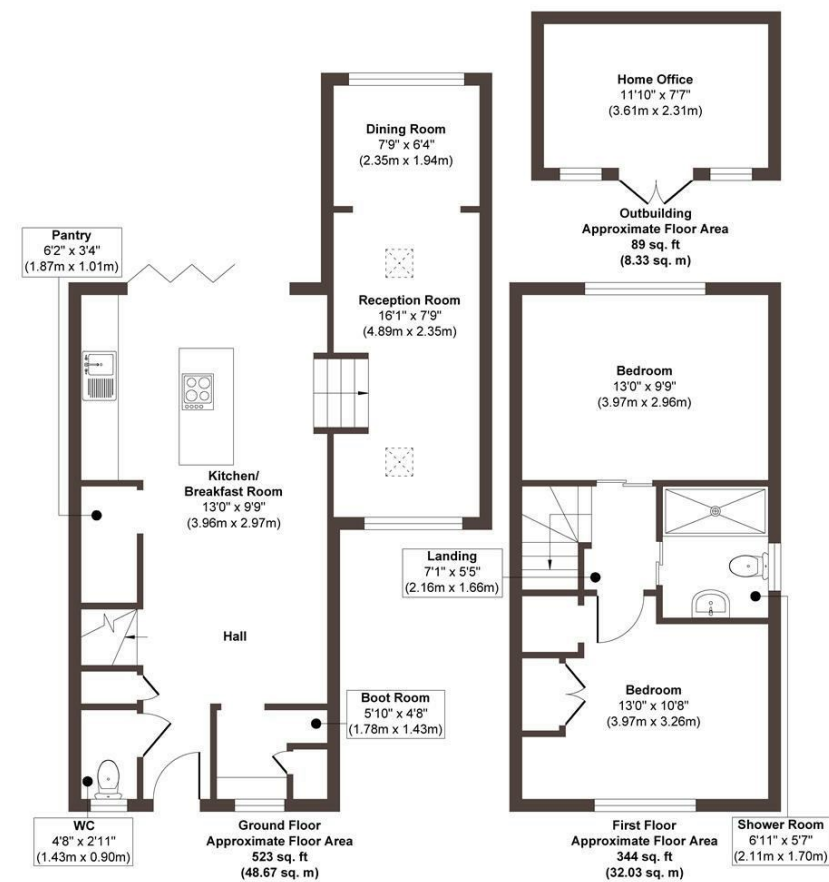
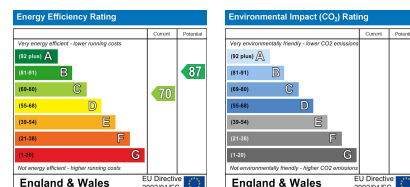




**Approx. Gross Internal Floor Area 956 sq. ft / 89.03 sq. m (Including Outbuilding)**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**17 Trinity Road, Hurstpierpoint, BN6 9UY**

**Guide Price £500,000 Freehold**

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

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.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk



17 Trinity Road, Hurstpierpoint, BN6 9UY

Guide Price £500,000 - £525,000

What we like...

- \* Totally remodelled and renovated to an exacting specification.
- \* Prime location within a 2 min walk of Hurstpierpoint High Street.
- \* Exceptional open plan living space that connects seamlessly with garden.
- \* Garden studio - perfect for home working.

Welcome Home

This beautifully finished two-bedroom semi-detached home on Trinity Road is a real surprise package, offering far more style, specification and usable space than you might first expect.

The ground floor has been cleverly reworked to create a layout that feels both practical and highly sociable. At the heart of the home is the bespoke kitchen/breakfast room, combining solid oak cabinetry with stone worktops, a Belfast sink and a central island that naturally becomes the gathering point of the home. Full-width bi-folding doors draw the garden into the room, blurring the division between inside and out and creating an effortless setting for entertaining. A walk-in understairs larder adds excellent practical storage while enhancing the bespoke feel of the space.

Just off the kitchen is a useful pantry/larder area, while the main hall provides access to a ground floor WC and further storage, ideal for day-to-day life.

The sitting/dining space is stunning space, cleverly created from a former garage conversion. This has added a brilliant extra dimension to the house with the vaulted ceiling giving the space a wonderful sense of height and volume, setting it apart from the average two-bedroom home and making it feel far more individual. Whether used as a sitting room, dining space, play area or work-from-home zone, it gives the house genuine flexibility.

Upstairs, there are two generous double bedrooms. The principal bedroom has a smart, boutique feel with a feature panelled wall, warm tones and plenty of natural light. The second bedroom is also a comfortable double and is currently arranged as a nursery, showing how well the home can work for young families, guests or those needing a dedicated dressing room or study.

Both bedrooms are served by a beautifully styled shower room with metro tiling, tongue-and-groove panelling, a walk-in shower enclosure and characterful vanity unit.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection.

Step Outside

The rear garden is a great size for a village home and has been designed with both enjoyment and practicality in mind. The bi-folding doors open from the kitchen onto a raised decked area, creating a natural spot for outdoor dining and summer entertaining, while the lawn beyond offers space for children, pets or relaxed weekend use.

At the far end of the garden is a detached garden studio, currently set up as a home office. It is a hugely useful addition for anyone working from home, running a hobby space or simply needing separation from the main house.

To the front is driveway parking.



Hurst Life....

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 has freshly baked artisan breads from Fellows Bakery in nearby Ardingly. For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

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.

By car, you can easily access the A23(M) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.

**The Specifics**  
Tenure: Freehold  
Title Number: WSX196778  
Local Authority: Mid Sussex District  
Council Tax Band: D  
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.

