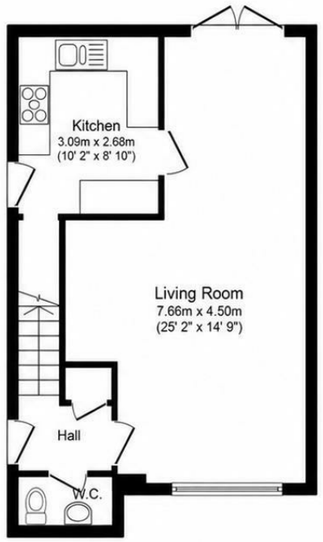
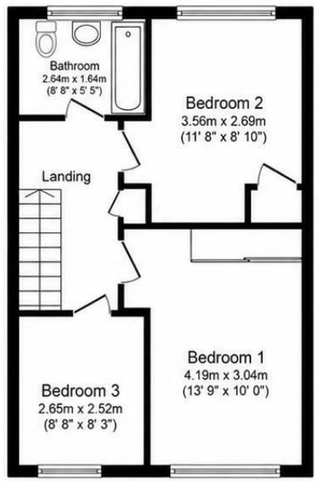
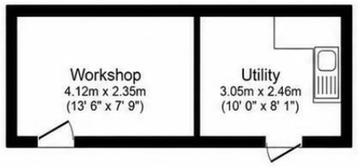


Ground Floor



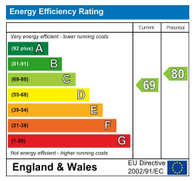
First Floor

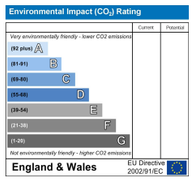


Outbuilding

Total floor area 102.8 m² (1,107 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for illustrative purposes only.





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.

7 Bishops Close, Hurstpierpoint, West Sussex, BN6 9XU

Guide Price £475,000 Freehold

PSPhomes

@psphomes
/psphomes
www.psphomes.co.uk

7 Bishops Close, Hurstpierpoint, West Sussex, BN6 9XU

Guide Price £475,000 - £500,000

What we like...

* Peaceful position at the end of close, backing on to the recreation ground and woodland.

* Spacious through sitting/dining room - great for entertaining.

* Scope to extend to the rear, side and into the loft (STPP).

* Fabulous village lifestyle with thriving community, excellent schooling & great connections.

* Detached garage converted into a studio and utility.

Guide Price £475,000 - £500,000

Welcome Home

Tucked away at the end of a peaceful cul-de-sac, this inviting semi-detached home enjoys a lovely position backing directly onto the recreation ground, with green open space and wooded views creating a wonderfully open backdrop. Bishop Close is a quiet setting, well placed for the village, local schools and the wider countryside that makes Hurstpierpoint such a sought-after place to live.

The house has a natural, easy flow. The main living space is open and sociable, with the sitting and dining areas connecting well and giving the ground floor a relaxed, family-friendly feel. The front section works comfortably as a sitting room, while the dining area sits closer to the garden and provides a useful link between day-to-day living and outside space. Large windows bring in plenty of natural light and the wooden flooring helps create a warm, practical finish throughout the reception space.

The kitchen sits to the rear and enjoys a pleasant outlook over the garden. It is fitted in a classic shaker-style design with light cabinetry, dark worktops, metro-style wall tiling and patterned floor tiles, giving it a clean and timeless feel. There is good worktop space, integrated appliances including a dishwasher, and a window above the sink that makes the most of the leafy rear aspect.

The home is fully double glazed, has gas fired central heating and access to an Superfast fibre broadband connection - ideal for those who work from home.

Step Outside

The rear garden is a real highlight. It is a generous, established space, laid mainly to lawn with mature planting, a patio area for outdoor seating and a useful garden shed. The outlook beyond is particularly special, with the garden backing onto the recreation ground and enjoying a lovely green, wooded aspect — ideal for buyers wanting a sense of space without feeling isolated. The garage has been converted into a handy studio with separate utility/store area.

Scope/Potential

There is also exciting future potential to extend the home with space to the side, rear and into the loft space. Any work is of course subject to necessary consents.

The Hurst Life

The home sits on Bishops Close, a quiet cul-de-sac of off Iden Hurst in quintessential Downland village of Hurstpierpoint. 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 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 Specifics

Title Number: SX145220
Tenure: Freehold
Local Authority: Mid Sussex District
Council Tax Band: D
Plot Size: 0.07 acres
Available Broadband Speed: Superfast Fibre

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