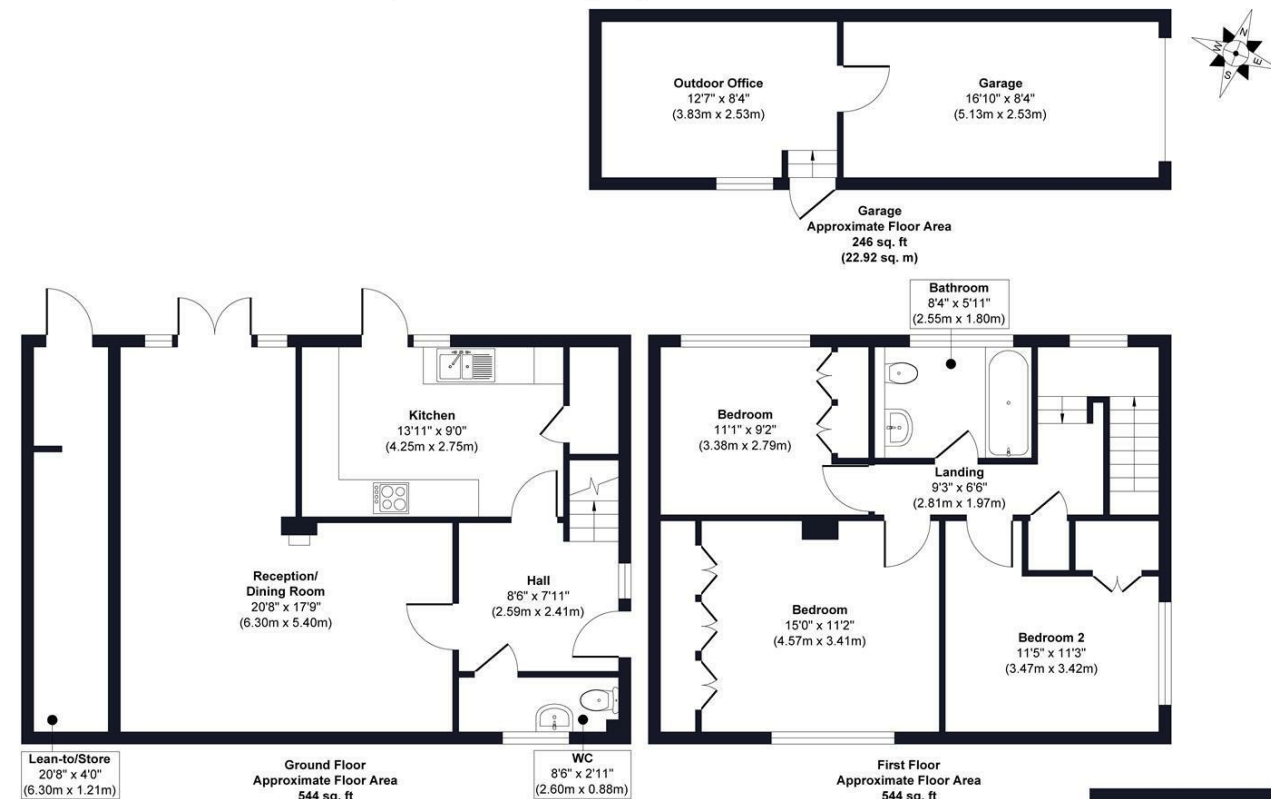


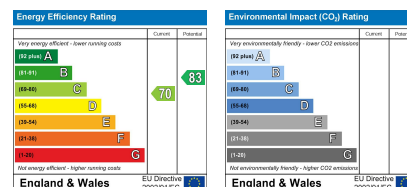
1 Bishop's Close Hurstpierpoint Hassocks BN6



Approx. Gross Internal Floor Area 1334 sq. ft / 124.00 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1088 sq. ft / 101.08 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

PSPhomes



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

Guide Price £600,000 Freehold

PSPhomes

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

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 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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www.psphomes.co.uk

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

Guide Price £600,000 - £650,000

What we like...

- * Spacious and flexible L-shaped living room, bathed in natural light.
- * Corner plot position with wrap around garden.
- * Three generous sized double bedrooms.
- * Handy work from home studio and separate garage area for storage.
- * Easy walking distance to St Lawrence Primary School, village High St and open countryside.
- * No chain.

Guide Price £600,000 - £650,000

Welcome Home

There is an appealing practicality to this detached three-bedroom house in Hurstpierpoint: a generous corner plot, a broad and sociable ground-floor plan, a private garden and a separate home office, all within walking distance of the village High Street and St Lawrence Primary School. Extending to approximately 1,088 sq ft internally, with a further 246 sq ft across the garage and adjoining office, it is a house particularly well suited to the rhythms of family life – somewhere children can grow, parents can work from home and much of the everyday routine can happen without getting in the car.

Offered chain free, the house is comfortably presented as it stands while leaving plenty of opportunity for a future owner to make their own mark over time.

Inside, the arrangement is refreshingly straightforward. The entrance hall establishes a useful separation between arrival and the main living spaces, with a ground-floor WC tucked conveniently to one side.

Much of everyday life takes place in the substantial reception and dining room, which measures over 20 ft in length. Rather than dividing living and dining into smaller individual rooms, the plan allows the space to operate more freely: a dining table at one end, sofas and a television area at the other, with enough room between the two for children to play without the house feeling crowded.

Large windows bring in plenty of natural light, while glazed doors towards the garden make the room feel particularly connected to the outside. It is easy to imagine the doors standing open in summer, with children moving between the house and lawn while the terrace becomes an extension of the living space.

The kitchen sits alongside and has a sensible U-shaped arrangement, with extensive cabinetry and work surfaces, integrated ovens and a window looking directly into the garden. It is separate enough to contain the practicalities of cooking but remains immediately connected to the main living room. There is also a useful side door, together with an unusually long covered store running along the side of the house – valuable space for bikes, pushchairs, garden equipment and the inevitable accumulation that comes with family life.

Three well-proportioned bedrooms are arranged around a central landing. The principal bedroom is particularly generous and has a full wall of fitted wardrobes, providing excellent built-in storage without compromising the usable floor area. The second bedroom is another comfortable double, while the third works equally well as a child’s bedroom, nursery or additional study. There is a family bathroom with a bath and separate shower enclosure, complemented by the WC on the ground floor. The bedrooms are uncomplicated, light spaces, with broad windows and relatively neutral decoration. Collectively they give the first floor a sensible balance: there is no token box room and each bedroom has enough space to evolve as a family’s needs change.

Step Outside

The garden is one of the house’s strongest attributes. It has the proportions that make an outdoor space genuinely useful rather than merely decorative: a broad central lawn for children and pets, established planting around the perimeter and a large brick terrace immediately outside the house for dining and entertaining. Mature climbing plants have established themselves across the brickwork of the outbuilding, giving this part of the garden a softer, more settled feel. The enclosed arrangement also creates a good degree of privacy.

At the far side is a detached building containing a garage and separate outdoor office. The latter measures around 12 ft x 8ft and offers a proper distinction between home and work – close enough for convenience but sufficiently removed from the main house to make working from home feel genuinely separate. Equally, it could become a studio, hobby room, teenage den or gym. The garage provides the sort of practical storage that is increasingly difficult to find.



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: SX147069

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.10 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

