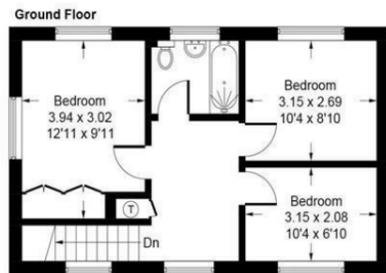
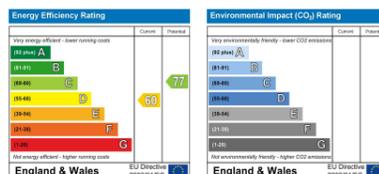


Ground Floor



First Floor

Approximate Gross Internal Area = 1119 sq ft / 104.0 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1258 sq ft / 116.9 sq m



**PSP**homes

Let's Get Social

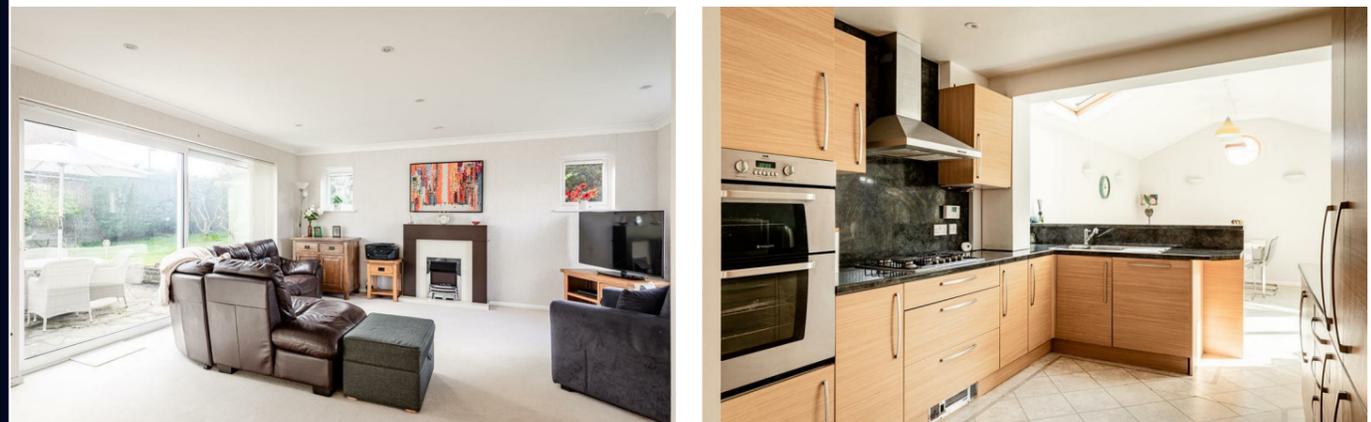
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VIEWING BY APPOINTMENT WITH PSP HOMES  
 106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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.



**BRITISH PROPERTY AWARDS 2022**  
 ★★★★★  
**GOLD WINNER**  
 PSP HOMES SOUTH ENGLAND (OVERALL)



**2 Wilderness Road, Hurstpierpoint, BN6 9XD**

**Guide Price £650,000 Freehold**

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2 Wilderness Road, Hurstpierpoint, BN6 9XD

What we like...

- \* Prime central location, just a short walk from the High Street and St Lawrence Primary School.
- \* Excellent scope to extend further, if required.
- \* Superb kitchen/diner with vaulted ceiling and doors to garden.
- \* No chain means a swift move is possible.

#### Welcome Home

If you're searching for a detached home in the heart of Hurstpierpoint with plenty of future potential, yet one that is already well presented and offered with no onward chain, then this superb property on Wilderness Road could be the perfect fit.

Set back from the road behind a generous front lawn and driveway parking for several vehicles, the house occupies a sizeable 0.11 acre plot and provides bright, well-balanced accommodation extending to just over 1,100 sq ft.

The ground floor centres around a spacious reception room that stretches across the rear of the house. Large sliding doors frame views of the garden and draw in excellent natural light, while also creating an easy connection to the terrace outside – a calm and comfortable space for everyday living.

To the rear of the house, the kitchen/dining room forms the true heart of the home. This superb space is enhanced by a vaulted ceiling with rooflight, allowing light to pour in throughout the day and giving the room a wonderful sense of volume. The kitchen itself is fitted with a range of wall and base units, integrated appliances and generous work surfaces with a breakfast bar for casual dining. Beyond, the dining area comfortably accommodates a large table for family gatherings and entertaining. Sliding doors open directly onto the patio, making this a brilliant space for inside/outside living during the summer months.

Upstairs, a central landing leads to three well-balanced bedrooms. The principal bedroom benefits from built-in wardrobes, while the remaining bedrooms provide flexible space for children, guests or home working. They are served by a family bathroom fitted with a classic white suite including a panelled bath with overhead shower.

#### Step Outside

Outside, the rear garden offers a high degree of privacy and is arranged with a paved terrace immediately outside the house, perfect for al-fresco dining. There is a generous lawn bordered by established planting, shrubs and hedging. Being on the corner means the bulk of the garden enjoys a southerly aspect meaning sunshine throughout the day.

#### Scope/Potential

The home also presents excellent scope for further enhancement, subject to the usual consents. There is potential to extend to the rear, enlarge the frontage, build above the garage or convert the garage itself to create additional living accommodation. Any work is, of course, subject to planning permission.



#### 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, 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 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: SX104905

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.11 acres

Available Broadband Speed: Superfast 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.

