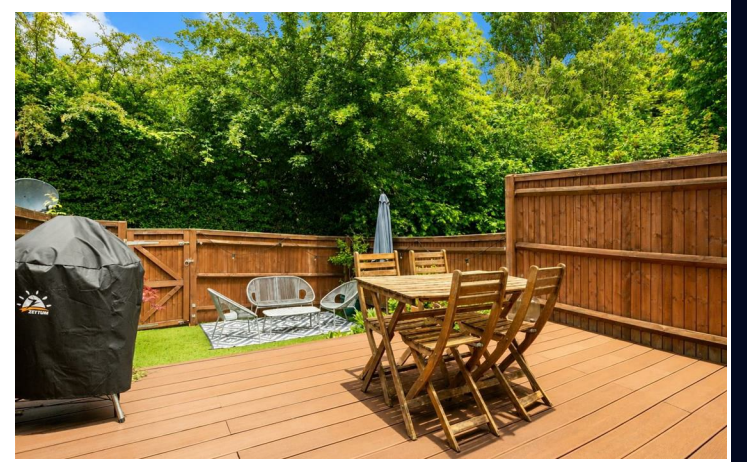
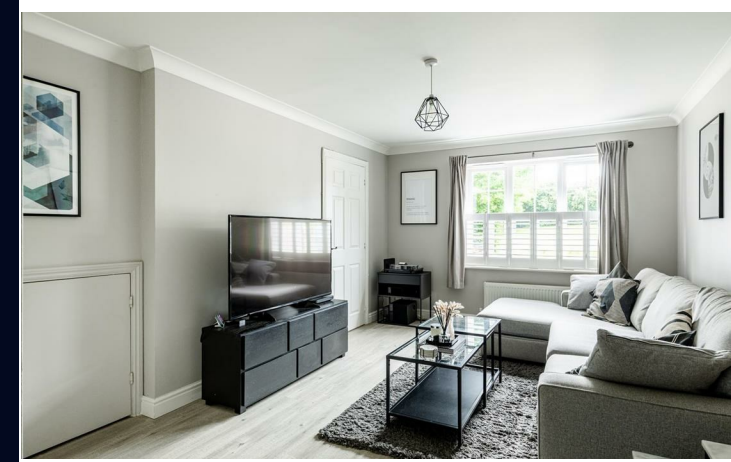
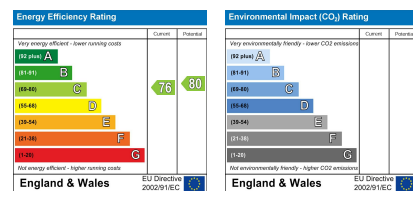


**Approx. Gross Internal Floor Area 1175 sq. ft / 109.28 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**31 The Grange, Hurstpierpoint, BN6 9FD**

**Guide Price £500,000 Freehold**

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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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## 31 The Grange, Hurstpierpoint, BN6 9FD

Guide Price £500,000 - £525,000

What we like...

- \* Superb open plan kitchen/diner with island - perfect for entertaining
- \* Three genuine double bedrooms - a rarity with homes at this price point.
- \* Peaceful position with lovely views of Sussex countryside.
- \* Quintessential village lifestyle with bustling High St, great schools and thriving community.

**Guide Price £500,000 - £525,000**

### Welcome Home

This beautifully presented semi-detached home on The Grange offers far more than first meets the eye. Built by Taylor Wimpey in 2008 and since extended on the ground floor, it now provides an excellent balance of practical modern living, sociable space and genuinely usable bedrooms - all in one of the area's most desirable villages, Hurstpierpoint.

The ground floor has been designed with everyday life very much in mind. To the front is a comfortable sitting room which is a calm and inviting space with plantation shutters, pale flooring and plenty of room to relax at the end of the day. There is also a useful entrance porch, hallway and cloakroom/WC.

The real heart of the home is without doubt the extended kitchen/dining room. This is a bright, uplifting space where the house really comes into its own. A series of roof lanterns draw in natural light, while French doors open directly onto the rear deck, creating an easy flow between inside and outside during the warmer months. The kitchen itself is sleek and contemporary, with white gloss cabinetry, contrasting black handles, white worktops and metro-style tiling. There is excellent preparation and storage space, a central island with breakfast bar seating, integrated cooking appliances and plenty of room for a dining table. Whether it is morning coffee, family meals, homework at the island or drinks with friends, this is the space people will naturally gravitate towards.

On the first floor are two well-proportioned double bedrooms and a modern family bathroom. The bathroom has a crisp, contemporary finish with white metro tiling, dark floor tiles, vanity storage and a bath with overhead shower and glazed screen.

The second floor is home to a further double bedroom, making three genuine double bedrooms in total which is a rare and valuable feature in this style of home. With skylights, good floor space and a pleasing sense of privacy, this top floor room would work equally well as a principal bedroom, guest room or an excellent home office/creative space.

The overall presentation is fresh, modern and easy to move straight into, with a neutral palette, good natural light and a layout that suits both day-to-day family life and entertaining. The home is fully double glazed, has gas central heating and high levels of insulation which give it an impressive EPC rating. For those who work from home or like to stream, you have access to an Ultrafast Fibre broadband connection.

### Step Outside

The rear garden has been thoughtfully arranged for low-maintenance outdoor living. A generous decked terrace sits directly off the kitchen/dining room, providing the perfect spot for summer dining, barbecues and evening drinks. Steps lead down to an artificial lawn, with further seating space and planted borders adding colour and interest. Enclosed by timber fencing and backed by mature greenery, the garden feels private and surprisingly leafy for a modern development. There is also gated rear access, an allocated parking space and plenty of on street parking.

### The Hurst Life

The Grange is a popular, modern development that lies off Albourne Road on the west side of Hurstpierpoint, ideally located just 10 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 development itself has a play park for families too.



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' or glass of red in front of a roaring open fire. The local's 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 Iris Bakery bakes incredible sour dough and sweet treats.

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). 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 (5 mins) or Hickstead, giving brilliant access to the M23/M25.

### The Specifics

Title Number: WSX371675

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Estate Charge: ETBC p.a.

Available Broadband: Ultrafast Fibre

We believe this information to be correct but recommend intending purchasers check personally before exchange of contracts.

### NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'Iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

