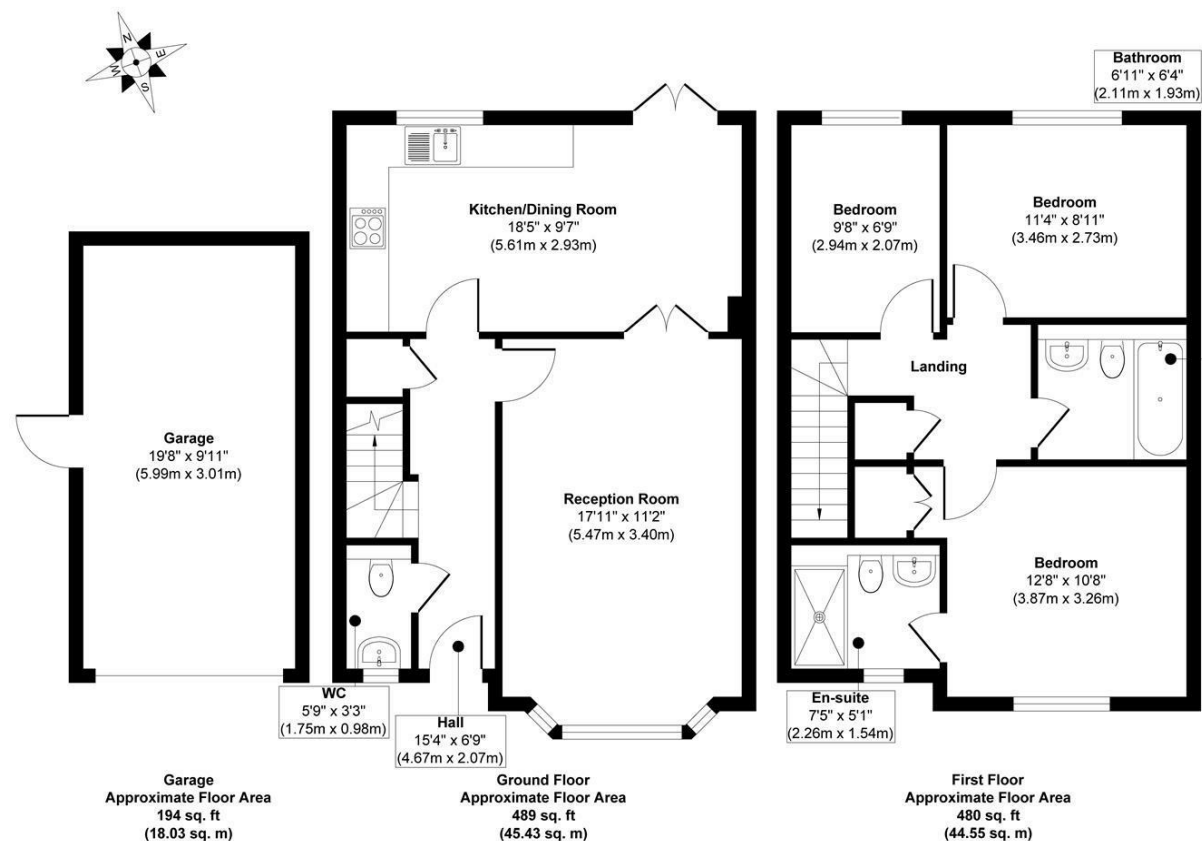
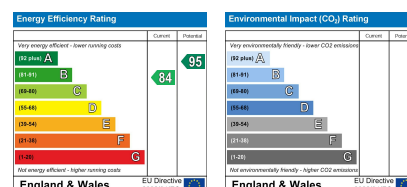




Approx. Gross Internal Floor Area 1163 sq. ft / 108.01 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



**BRITISH
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(OVERALL)



61 Iden Hurst, Hurstpierpoint, West Sussex, BN6 9XZ

Guide Price £500,000 Freehold

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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.

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www.psphomes.co.uk

61 Iden Hurst, Hurstpierpoint, West Sussex, BN6 9XZ

Guide Price £500,000 - £535,000

What we like...

- * Modern home in the heart of the village with countryside walks on your doorstep.
- * Preferred layout with kitchen/diner across the rear with doors to garden
- * Far reaching views towards Hurst College Chapel.
- * Three good size bedrooms and two bath/shower rooms.
- * Fabulous village with thriving community, great school and bustling High Street.

Guide Price £500,000 - £535,000

Welcome Home

If you’re looking for a modern home with traditional layout in the heart of Hurstpierpoint then this fabulous semi-detached home on the popular Iden Hurst will surely be of interest. The beauty of this location is you literally step out on to paths which lead you into the open countryside of Hurst Meadows and into the village centre in under 10 mins.

The bay fronted “New England” style façade provides plenty of kerb appeal and the accommodation is arranged over two floors. The ground floor is arranged around two main areas and is free flowing – great for a family.

The sitting room is an inviting space with a lovely bay window that makes the most of the open outlook to the front. Glazed double doors open into the superb kitchen/diner which extends across the entire rear of the house and extends to an impressive 18ft5. The kitchen itself offers modern cabinetry and a range of integrated appliances including oven, hob, fridge/freezer, dishwasher and washing machine. French doors open out from the dining area on to the garden, perfect for the ‘inside-outside’ living during the summer months.

The ground floor also has a modern cloakroom and a handy understairs cupboard.

On the first floor there are three good size bedrooms and two bath/shower rooms. The main bedroom has its own ensuite shower room and fitted wardrobe. The second and third bedrooms enjoy far reaching views towards Hurst College chapel and beyond.

Being a modern home there are high degree of insulation, high performance double glazing, gas fired central heating and access to an Ultrafast fibre broadband connection.

Step Outside

Stepping outside, the rear garden has been landscaped with ease of maintenance at the heart of the design with artificial lawn. To the side is driveway parking for a couple of cars which lead to the single garage.

Hurst Life

The home sits in the newer phase of Iden Hurst and enjoys easy access to the beautiful countryside walks via Hurst Meadows. 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 and there are footpaths that lead to the college on foot in under 10 mins. 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 Specific

Title Number: WSX409153
Tenure: Freehold
Local Authority: Mid Sussex District
Council Tax Band: E
Available Broadband Speed: Ultrafast Fibre
Estate Charge: ETBC p.a.

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

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.

