



## 16 Iden Hurst, Hurstpierpoint, Hassocks, BN6 9XZ

Guide Price £600,000 - £625,000

What we like...

- \* Spacious and highly versatile accommodation - great for a family.
- \* Sunny south facing garden.
- \* Three great size double bedrooms.
- \* Quintessential village lifestyle with excellent schools and thriving community.
- \* Huge scope to extend/remodel, if required and STPP.

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### Welcome Home

If you're looking for a spacious, well-proportioned detached family home in a quiet position in one of the area's most desirable villages then this fabulous home on the ever popular Iden Hurst in Hurstpierpoint will surely be of interest.

The ground floor accommodation is generous and highly flexible with up to two separate living spaces and a social kitchen/diner.

The former sitting/dining room has been divided into a separate sitting room, which overlooks the front. This division has allowed the creation of the spacious 25ft kitchen/diner which seamlessly connects with the conservatory - great for entertaining and everyday family living.

The kitchen itself offers plenty of storage and counter space with breakfast bar and large window that overlooks the garden.

The conservatory has been improved with an insulated ceiling and is connected to the central heating to make this a space you can enjoy all year around. French doors open out to the garden and there is a door into the integral garage.

A turned staircase rises to the first floor and a large window floods the hall/landing with natural light. On the first floor there are three good size bedrooms - each a genuine double and is served by the family bathroom.

The home is fully double glazed, has gas fired central heating and there is huge potential to extend the house, subject to planning permission.

### Step Outside

To the rear is a sunny, level, south facing garden which is bathed in sunshine throughout the day. To the front is driveway parking for several cars, leading to the integral garage.



### Hurst Life...

The home sits in the original phase of 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, 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 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: SX141336

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.08 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

