

109

WESTERN ROAD

HURSTPIERPOINT

EDWARIAN ELEGANCE WITH ARTS & CRAFTS ORIGINS

This early Edwardian semi-detached house sits within a well-established conservation area and retains a strong Arts & Crafts character, expressed through its tile-hung elevations, leaded-light windows and bay-fronted proportions.

Over the past decade, it has been carefully reworked by its current owners, who have introduced a series of considered interventions that enhance both flow and usability. Natural materials and a consistent joinery language run throughout, creating a calm and cohesive interior that balances period character with a more contemporary way of living.





GENEROUS PROPORTIONS

The principal sitting room extends to over 23ft and is a beautifully composed space, defined by its generous proportions and excellent natural light. A wide bay window to the front is complemented by a secondary side bay, where a bespoke built-in dining nook has been carefully integrated beneath a series of softly arched, leaded-light windows. This creates a striking architectural moment, while also providing a practical and sociable seating area.

At the centre of the room, a wood-burning stove is set within a simple fireplace, bringing warmth and balance to the space. The palette is calm and understated, with painted timber flooring and soft neutral tones allowing the original features and joinery to take focus. Glazed doors to the rear connect directly with the garden, reinforcing the room's versatility for both everyday living and entertaining.



LET ME ENTERTAIN YOU

The kitchen is positioned to the rear of the plan and forms a natural focal point for day-to-day living. Arranged as a long, galley-style space, it is fitted with Douglas Fir Ply & Real Oak cabinetry, paired with timber & resin terrazzo worktops and integrated appliances including a Fisher & Paykel oven and boiling water tap, creating a clean and functional aesthetic.

A large rooflight above draws in additional natural light, while full-height glazing and sliding doors provide a direct connection to the garden beyond.

There is space for informal seating at the garden end, reinforcing the kitchen's role as a sociable, lived-in space. The adjoining dining room, set within a bay window, offers a more defined area for entertaining, with panelled walls, a dark-toned fireplace and views to the front.

Together, these spaces provide flexibility, open enough to feel connected, yet with distinct zones for different uses.







HEADING UPSTAIRS

Upstairs, a generous landing leads to three well-proportioned double bedrooms, each with built-in storage. The main bathroom is characterful, with a softer, more traditional feel, while a separate shower room is stylish and beautifully finished.

The loft space has also been explored, with neighbouring properties having successfully added dormers in the past.







AN OUTSIDE OASIS

The rear garden is a well-balanced and established space, arranged around a generous central lawn and enclosed by a combination of mature planting and brick boundaries. Deep borders are planted with a mix of shrubs and small trees, creating a sense of privacy and seasonal interest, while the open lawn provides ample room for play or more informal use.

A paved terrace sits directly off the house, forming a natural extension of the living space and offering a spot for outdoor dining. External lighting and a water tap are already in place, and there is clear scope to introduce an outdoor kitchen, as previously considered by the current owners.

To the rear, a covered structure provides useful storage or potential for adaptation, while the overall plot feels both enclosed and surprisingly open, with a pleasant outlook and a sense of seclusion.



THE HURST LIFE

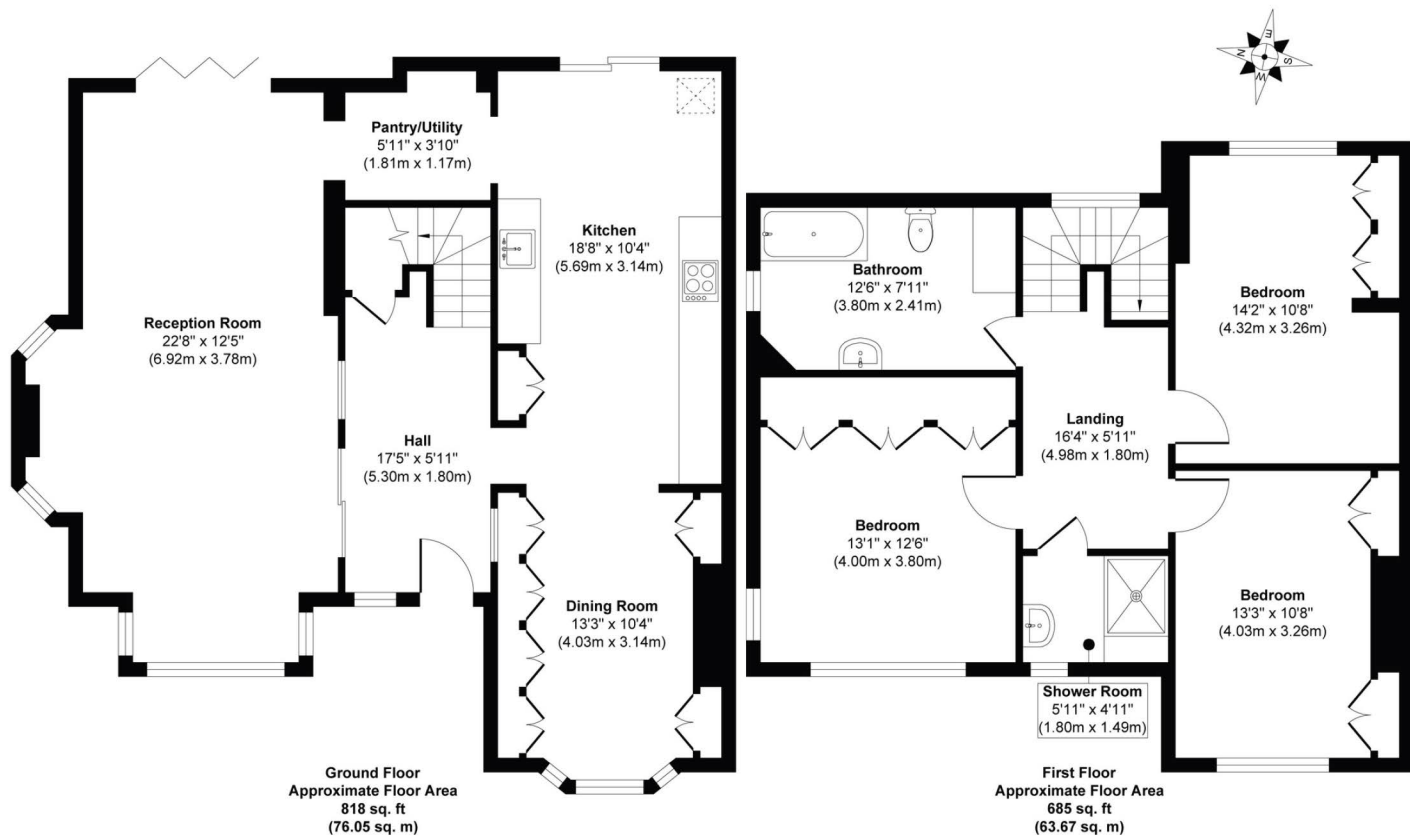


Western Road is ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal.



The 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' 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 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). 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).



Approx. Gross Internal Floor Area 1503 sq. ft / 139.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Finer Details

Tenure: Freehold

Title Number: WSX99548

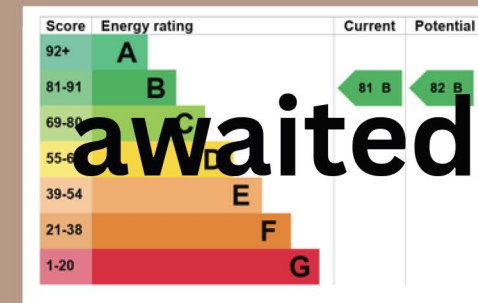
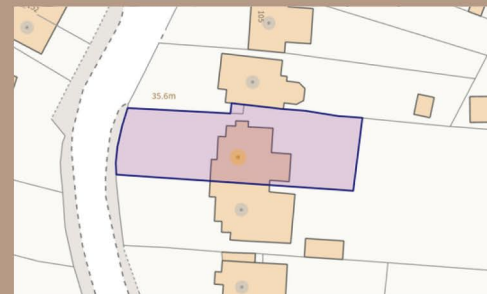
Local Authority: Mid Sussex District Council

Council Tax Band: E

Plot Size: 0.13 acres

Services: Gas heating, mains electricity, mains drainage and mains water (none tested).

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.



109

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