



**27 The Grange, Hurstpierpoint, West Sussex, BN6 9FD**

**Guide Price £600,000 Freehold**

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## 27 The Grange, Hurstpierpoint, West Sussex, BN6 9FD

Guide Price £600,000 - £650,000

What we like...

- \* Exceptional open plan living/dining/kitchen space - perfect for entertaining.
- \* Bi-fold doors that open to landscaped garden.
- \* Separate study - ideal for home working.
- \* Fabulous views over farmland and easy walking distance of village centre.
- \* Four bedrooms, three bath/shower rooms.

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### Welcome Home

If you are looking for a modern home, coupled with a quintessential village lifestyle in one of the area's most desirable villages then this fabulous, extended, semi-detached town house could be just the one you have been waiting for. Whilst being on a modern development, the home is enviably positioned overlooking an open green with far-reaching rural views beyond.

The home was originally built in 2008 by Taylor Wimpey but has been altered beyond recognition since that time. It now offers stylish interiors and a thoughtfully reconfigured layout designed around modern family life and entertaining. A superb open plan entertainment space across the rear, enhanced by engineered oak flooring flowing throughout the entire ground floor. The single storey side and rear extension has transformed the heart of the home into a light-filled kitchen/breakfast room that opens seamlessly into the main living area. When the bi-fold doors are thrown open, the space truly comes into its own, delivering effortless "inside-outside" living and making it ideal for summer gatherings and relaxed evenings on the sun terrace.

The kitchen itself is stylish and contemporary space with sleek handleless cream units that are paired with classic white metro tiling, creating a clean yet welcoming look. A stainless steel range cooker forms a natural focal point, while the sink sits beneath a large window overlooking the garden, drawing in plenty of natural light. Engineered oak flooring runs underfoot, complementing the worktops, and a breakfast bar which provides an ideal spot for informal dining or morning coffee.

The side extension adds a versatile extra play room/utility with doors that open into a cute courtyard. The study provides an ideal spot for those who work from home. There is also a modern cloakroom on the ground floor.

On the first floor are three well-proportioned bedrooms, one with en-suite, alongside a modern family bathroom. The loft has been skilfully converted to create a bright and spacious principal bedroom with an en-suite cloakroom and elevated views over neighbouring farmland giving you daily reminder of the beauty of this position. A peaceful retreat at the top of the house.

The home is fully double glazed, has gas fired central heating and has access to an Ultrafast fibre broadband connection.

### Step Outside

The rear garden has been beautifully landscaped with raised beds & borders and a paved terrace that provides a lovely spot for al-fresco dining. There is gated side access and a single garage in a nearby block with associated parking space.



### 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' 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 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).

### The Specifics

Title Number: WSX326032

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband: Ultrafast Fibre

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

