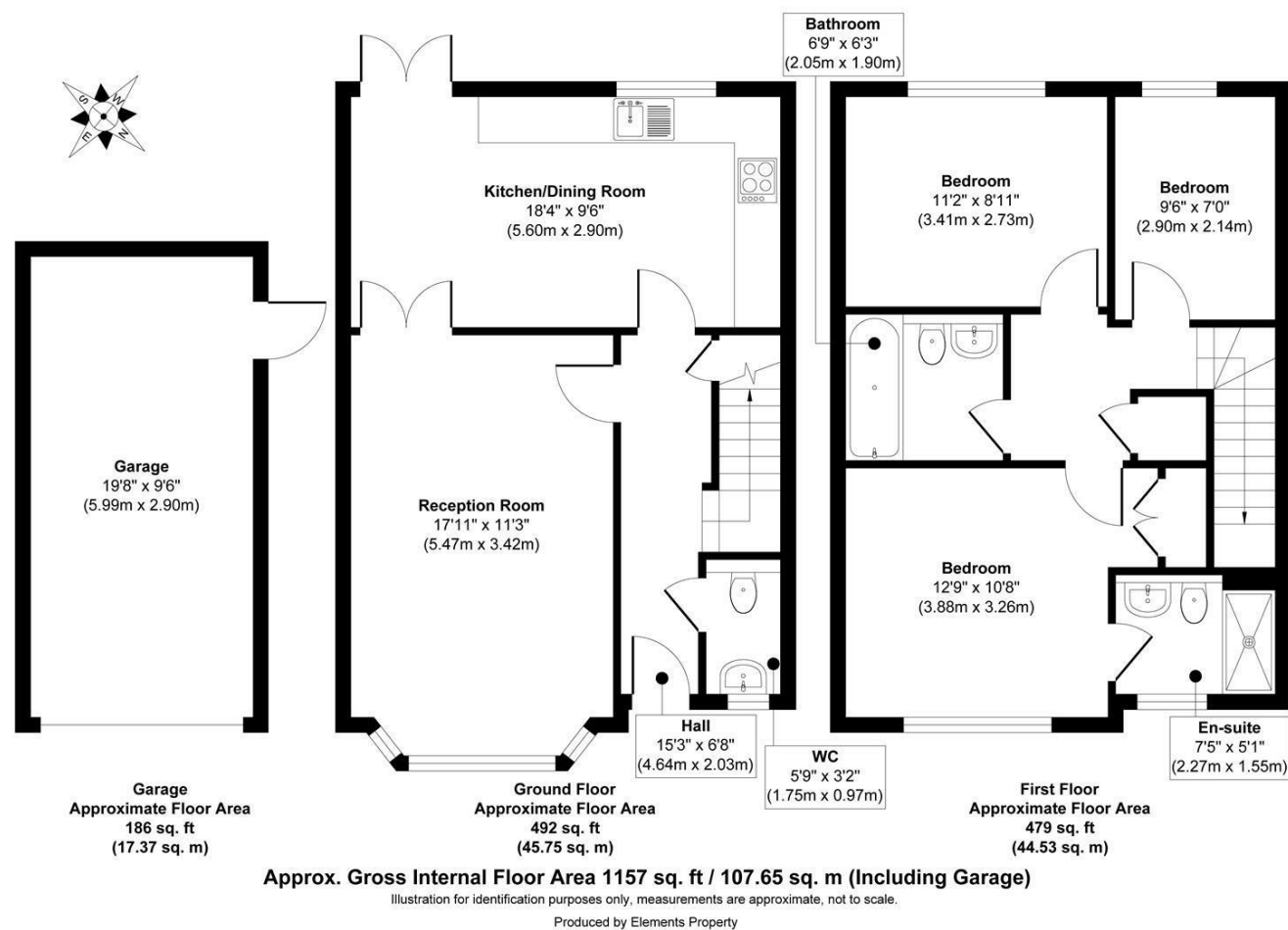


**69 Iden Hurst, Hurstpierpoint, BN6 9XZ**

**Guide Price £475,000 Freehold**

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk

69 Iden Hurst, Hurstpierpoint, BN6 9XZ

Guide Price £475,000 - £500,000

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
- \* Sunny south facing garden.
- \* Three good size bedrooms and two bath/shower rooms.
- \* Fabulous village with thriving community, great school and bustling High Street.

Guide Price £475,000 - £500,000

Welcome Home

If you’re looking for a modern three-bedroom home with a traditional layout, a garage and easy access to both the village and countryside, this attractive semi-detached house on the popular Iden Hurst development should be high on your list.

The bay-fronted, New England-style façade gives the house plenty of kerb appeal, while a driveway runs alongside the property to a detached garage. The accommodation extends to approximately 971 sq ft, excluding the garage, and is arranged over two well-planned floors.

A spacious entrance hall immediately creates a welcoming first impression, with room for coats and shoes, a useful understairs cupboard and a modern cloakroom.

The ground floor is centred around two generous living spaces which connect particularly well. At the front, the 17ft11 sitting room is a comfortable and inviting space, with a wide bay window allowing plenty of natural light into the room. Glazed double doors open through to the kitchen/dining room, creating a sociable flow while still allowing the two rooms to be separated when required.

Extending across the full width of the rear of the house, the 18ft4 kitchen/dining room is perfectly suited to everyday family life and entertaining. There is plenty of room for a dining table, alongside a modern range of gloss cabinetry, generous work surfaces and integrated appliances. French doors open directly onto the patio, making it easy to take meals and drinks outside during the warmer months.

Upstairs, the main bedroom is a generous double with its own contemporary en-suite shower room. There are two further bedrooms, making the layout equally suitable for a young family, guests or anyone needing a dedicated home office. A modern family bathroom, fitted with a bath and overhead shower, completes the first floor.

The beauty of Iden Hurst is the lifestyle it offers. Footpaths lead from the development towards Hurst Meadows and the surrounding countryside, while Hurstpierpoint High Street, local schools, cafés, pubs and everyday amenities can all be reached on foot. Being a modern home, the property also benefits from high levels of insulation, double glazing, gas-fired central heating and access to an ultrafast fibre broadband connection. This is a comfortable, energy-efficient home in one of the village’s most convenient modern developments.

Step Outside

The south facing rear garden is enclosed and manageable, with a paved seating area immediately outside the house, a central lawn and raised planting borders. A personal door provides direct access into the detached garage, which measures almost 20ft in length and offers excellent storage in addition to parking.



The 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 Specifics

Title Number: WSX423554  
Tenure: Freehold  
Local Authority: Mid Sussex District  
Council Tax Band: E  
Available Broadband Speed: Ultrafast Fibre  
Estate Charge: £TBC p.a.

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

