



12 High Street

HURSTPIERPOINT | WEST SUSSEX | BN6 9TY

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Situation

An inviting period terrace house, arranged over three floors, showcasing character features throughout, situated in the heart of the village with a private courtyard garden

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

This charming period home, believed to date back to the 1850's, occupies a prime position on the sought after High Street with an array of amenities on its doorstep. Arranged over four floors, including a useful cellar, the property beautifully blends historical character with modern updates. The ground floor features a wonderfully light and open-plan sitting/dining room that flows seamlessly into a modern styled kitchen. Original features, such as stripped wooden floors and fireplaces, are complemented by modern touches, including a recently installed boiler and plantation shutters. Three well-proportioned bedrooms and a family bathroom are arranged over the top two floors, offering flexible living accommodation with elevated views across the surrounding landscape and towards the South Downs. To the rear, a fully walled and private courtyard garden provides a peaceful outdoor space ideal for relaxing.



Overview

Kitchen

- » Wall and base units
- » Space for range style gas cooker
- » Extractor fan over
- » Integrated dishwasher
- » Space for dishwasher
- » Tiled floor



Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboard under

Specification

- » Cellar
- » Decorative fireplaces of the era
- » Courtyard rear garden

External

The property is approached via the High Street. The rear fully brick paved and walled courtyard garden is wonderfully private.





Transport Links

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 8.8 miles
Gatwick Airport	approx. 19.5 miles

Consumer protection from unfair trading regulations 2008

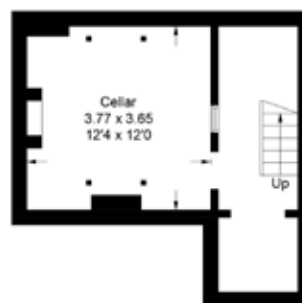
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

High Street, Hurstpierpoint, BN6 9TY

Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft

Cellar = 22.8 sq m / 245 sq ft

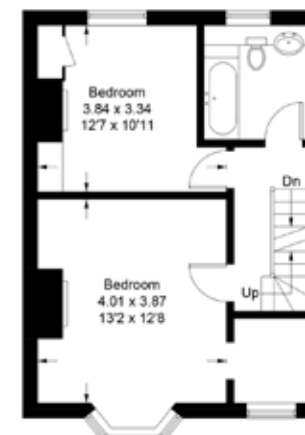
Total = 132.5 sq m / 1426 sq ft



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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