



Western Road

Hurstpierpoint, West Sussex, BN6 9TA

MARCHANTS

Western Road

A beautifully presented three bedroom period property, with a spacious open plan contemporary kitchen, living, family area, flooded with natural light thus creating an entertaining room with Bifold doors leading to the landscaped garden with a heated swimming pool and sun terrace beyond. Additional benefits include several eco energy systems, own driveway for up to 3 cars, garage and village location.

Guide Price £800,000 — £825,000

MARCHANTS

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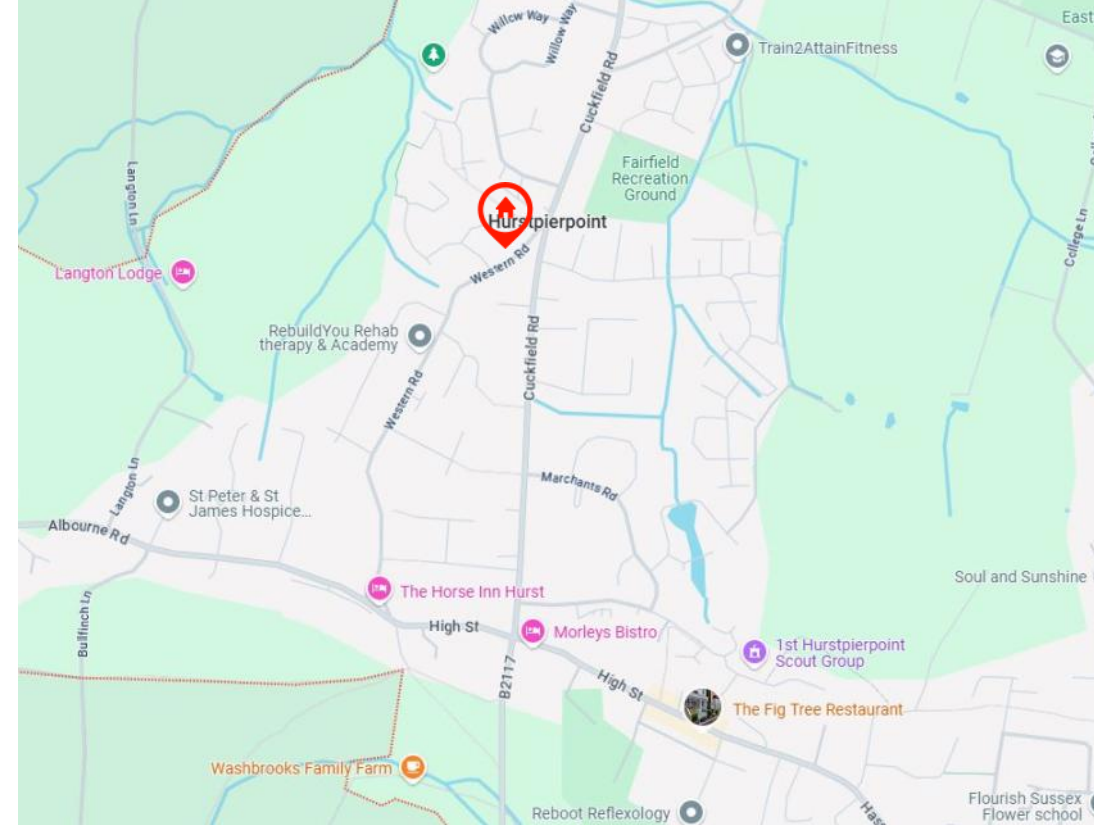
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Features

- Beautifully Presented Home
- Cosy Living Room/Snug with Fireplace
- Kitchen/Dining /Family Area plus Utility
- Principal Bedroom Suite & 2 Double Bedrooms
- Updated Family Bathroom
- Garden with Swimming Pool (which is heated using a air source heat pump)
- Additional Eco Energy Systems include Solar Panels, Battery Store and EV Charger
- Own Driveway for 3 Cars and Garage



Nearby countryside with views of the South Downs.



Location

Western road is located to the west side of the village, just a short walk from stunning countryside with views of the South Downs National Park and nearby Fairfield Recreation Ground.

Furthermore, the village centre of Hurstpierpoint is just over half a mile distance with an excellent array of local amenities including a variety of independent shops, eateries, post office, health centre and Village school. The prestigious Hurstpierpoint College is just over one mile from the property and nearby town of Burgess Hill beyond.

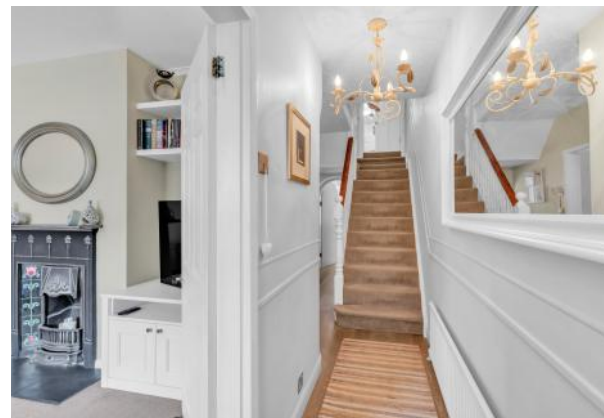
- Hurstpierpoint Village Centre (0.6 miles)
- Hassocks Station (2.2 miles)
- Brighton (10.0 miles)
- Gatwick Airport (19.2 miles)

Accommodation

Block paved pathway to covered porch. Timber glazed door into;

ENTRANCE HALL Radiator, oak wood flooring, neutral décor, wall thermostat. Understairs storage area and stairs to first floor.

LIVING ROOM/SNUG Bay fronted window with leaded glass window, half-moon wall uplighters. Bespoke built-in storage cupboards and fitted floating shelving. Feature fire place with stone hearth, ornate floral tiled inserts and mantle over. Telephone point, and T.V. connection.





Oak wood flooring throughout an open plan area comprising;

DINING ROOM Radiator, open archway to;

KITCHEN Contemporary fitted kitchen cabinetry comprising wall and base mounted units. 'Wharf' seamless worksurface and cut out one and half bowl sink, 'Bristan' mixer tap and grooved drainer. Discreet pull-out waste container, integrated 'Siemens' dishwasher, curved corner storage cupboard, lantern rooflight over. 'Smeg' induction hob with pan drawers under, set into and incorporating a spacious breakfast island with triple pendant lighting above. Built-in 'Smeg' double oven with storage drawers under, space for 'American' style fridge freezer, pull out larder storage unit. Recessed downlights.

FAMILY AREA With lantern rooflight, designer upright radiator, TV connection, further radiator. Door to garage, and door to;

Downstairs **SHOWER ROOM** comprising close coupled toilet, wall mounted hand basin, shower enclosure with 'Mira Escape' electric shower, ladder style towel rail. Ceramic tiling to splashback areas. Built in cupboard housing a 'Valliant ecoFIT Pure' gas boiler, extractor and 'Travatine' stone floor with underfloor heating and door to;

UTILITY ROOM With lantern rooflight, radiator, consumer unit, fitted cabinet and spaces for washing machine and tumble dryer with wooden worksurface over, 'Travatine' stone floor.



Accommodation continued

HALF LANDING

FAMILY BATHROOM Newly refurbished and comprising a luxurious oval deep bath, mixer tap, and shower apparatus over, 'KVIT' concealed thermostatic controls and rainfall shower head. Toiletry shelf set into tile effect wall panelling, built-in high gloss vanity unit inset hand basin with 'Bristan' mixer tap, and 'Rok' W.C., with fitted mirror over. Built in shelving unit, ladder style towel rail. Recessed downlights, grey marble effect vinyl flooring, and hatch to loft.

FIRST FLOOR LANDING hatch to loft, consumer unit and fuse boxes for EV charger and solar panels.





Steps down to **PRINCIPAL BEDROOM SUITE** comprising ;

BED AREA Two radiators, hatch to loft.

DRESSING AREA with room for wardrobes.

STUDY AREA

EN SUITE SHOWER ROOM Fitted with a white suite comprising wall mounted hand basin with mosaic tile to splashback area and glass display shelf. Close coupled W.C., curved shower enclosure with thermostatic shower apparatus and rainfall shower head. Ladder style towel rails, mirror fronted wall cabinet, mosaic tiled display shelf. Extractor and tiled floor.

BEDROOM TWO Front aspect. Radiator. Built-in storage cupboards. TV connection.

BEDROOM THREE Rear aspect, radiator. Built-in double wardrobe with mirror fronted sliding doors and containing hanging space and drawers.



Garden and Pool Area

FRONT GARDEN Double width driveway for parking for three vehicles and ‘Zappi’ EV charger, block paved path to front door.

Attached **GARAGE** ‘GivEnergy’ Solar Battery, and photovoltaic system with isolator switches, light and power, up and over door.

REAR GARDEN Indian stone patio with outside lighting and water tap. Low level wall with step up to lawned garden and surrounded by feature specimen trees for privacy. Open trellis pergola with paved area and timber shed. Enclosed by panelled fencing and screening.

POOL AREA Brick built store incorporating the air source heat pump and filter, (power source generated by the solar panels) timed for heating the swimming pool. Pool measures 9m x 4m x 2.13m at its deepest point and steps down into the lowest point 0.91m and enclosed by a safety pool cover. Brick built pool house/storage area with sliding doors. Stone-built BBQ/ pizza oven surrounded by open trellis and outside lighting.

Additional Information

Council Tax Band: D

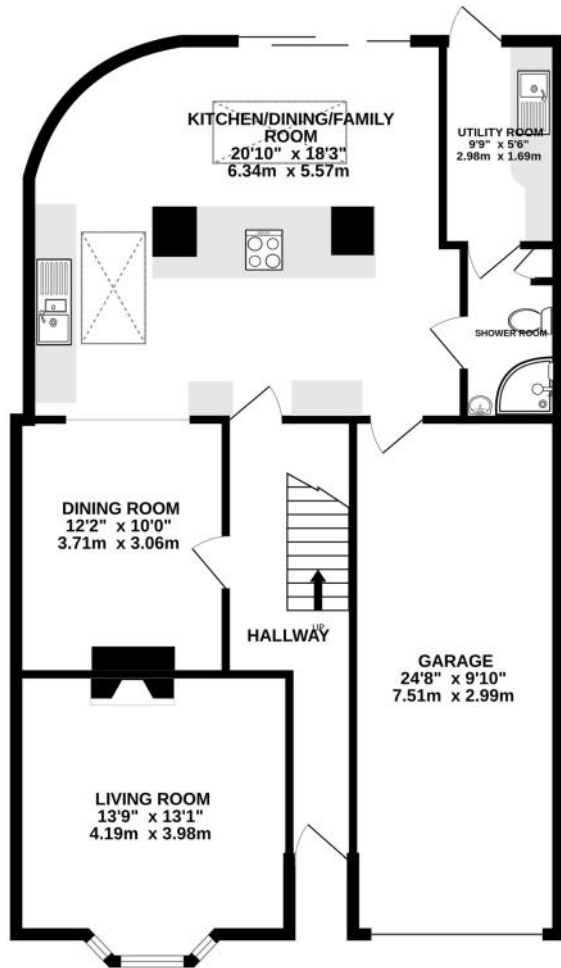
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



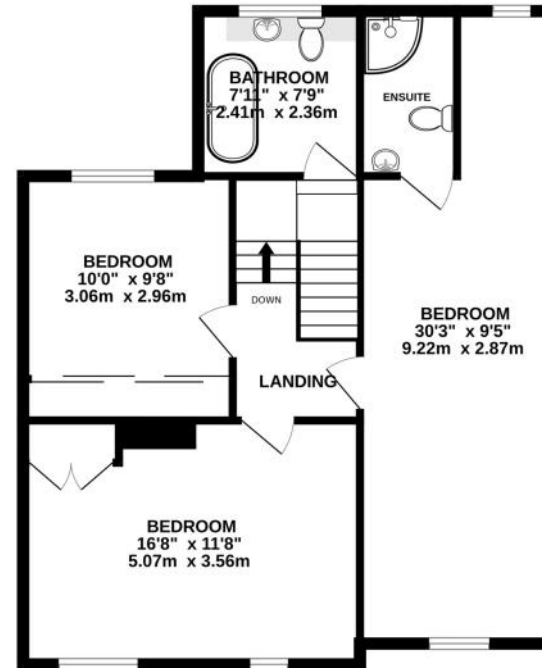


Floorplan

GROUND FLOOR
1119 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.

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TOTAL FLOOR AREA : 1837 sq.ft. (170.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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