



FOR SALE
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FIRE EXIT
KEEP CLEAR

Residential
development
opportunity

Hurstwood

PHARMACY

SEMI-DETACHED
3 BEDS
1100 SQ FT

High Street
Hassocks, BN6 9RG



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Asking price £395,000

A fantastic development opportunity, which is located within the core of Hurstpierpoint's thriving high street. Close-by is an enviable range of facilities including a village stores, butchers, bakers, greengrocers and a host of other independent retail outlets. St Lawrence CEP School is also a brief walk away as is many miles of countryside walking which can be accessed from nearby. Access to long and short term parking is available opposite the property.

This unique attached property was formerly the Nationwide Building Society and has accommodation arranged over 4 floors with a modest garden to the rear. There is a good deal of character to the building and it sits as a 'landmark' property towards the west of the village. Planning permission has been granted for residential development into a four bedroom house with bathroom, open plan living room, kitchen dining room with access to the garden. There is also a basement/cinema room with further bathroom and utility room. Plans can be viewed online via reference number DM/22/3312. There is also considerable scope for the eventual buyer to opt for a 'live-work' arrangements retaining a shop premises with accommodation over, subject to the required amendment of consents.



- Development opportunity
- Long and Short Term Parking Opposite
- Modest Garden
- Planning Permission Granted
- Sought After Village Location
- Hurstpierpoint High Street
- Four Floors
- Character Features
- Possible Live/Work Arrangement (STP)
- Close to Open Countryside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

HIGH STREET

Approximate Gross Internal Area = 130.50 sq m / 1404.69 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



