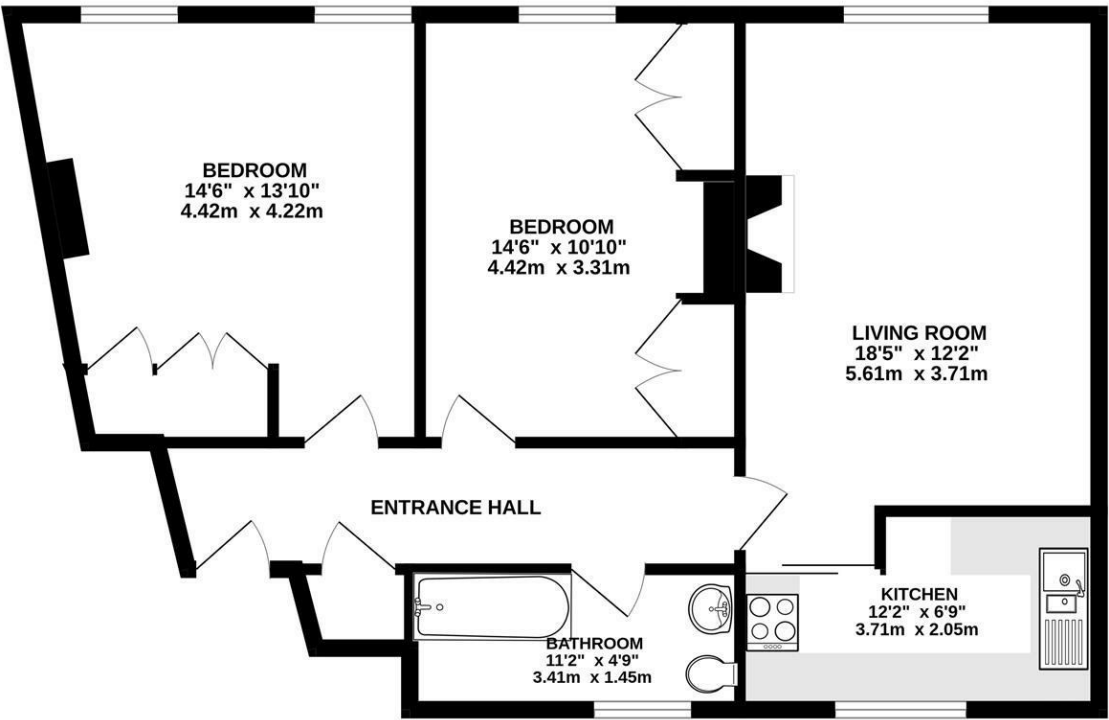
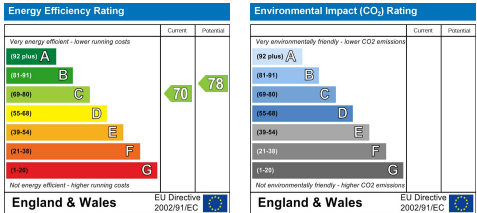


SECOND (TOP) FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 784sq.ft. (72.8 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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50b Southdown House, High Street, Hurstpierpoint, West Sussex, BN6 9RG

Guide Price £290,000 Leasehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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50b Southdown House, High Street, Hurstpierpoint, West Sussex, BN6 9RG

Guide Price £290,000 - £300,000

What we like...

- * Characterful apartment in the very heart of Hurstpierpoint.
- * Fabulous village lifestyle with restaurants, stores, pubs and boutiques on your doorstep.
- * Glorious views to South Downs and towards Sussex Weald.
- * Two genuine double bedrooms.
- * Retained character and in good order throughout.

Guide Price £290,000 - £300,000

The Apartment...

Situated in the very heart of Hurstpierpoint’s picturesque high street, this charming top-floor flat occupies the top premier position of a handsome Victorian building – and offers the kind of elevated village lifestyle that’s increasingly hard to find.

Full of individuality and period charm, the property offers a rare blend of architectural character, natural light and spectacular views across the surrounding countryside from every window. Whether you’re curled up with a book or entertaining with the windows thrown open, those long-range views provide an ever-changing backdrop to daily life.

Internally, the layout is as functional as it is appealing. The living space is bright and welcoming, with high ceilings and sash windows that nod to the building’s heritage. The kitchen is well-planned with shaker-style cabinetry, space for appliances and a breakfast bar with sightlines that make the most of the vista.

Both bedrooms are generous doubles and served by the modern bathroom with white suite and overhead power shower.

Apartments such as this are more than just a flat, they the perfect base for a village lifestyle. Step outside and you're immediately immersed in Hurstpierpoint’s thriving village scene, with its coffee shops, delis, pubs and boutiques all within a minute’s walk. Weekend strolls across the South Downs, Friday Night pizza from VPK, a midweek dinner at The Fig Tree or Morleys, or a morning coffee from Fuel or No.7 – it’s all right here on your doorstep.

The flat has been in the same family for 25 years and is ideal for first-time buyers, downsizers or as a bolt-hole. There is a generous length lease (112 yrs unexpired), secure telephone entry system, access to a large loft space which is great for storage and easy parking in the Trinity Road village car park which is just opposite and offers 24 hr permit parking. This could also make the perfect Air BnB, subject to any lease restrictions.

Hurst Life...

Southdown House is just a literal stone's throw from the vibrant Hurstpierpoint High Street, home to a delightful selection of shops and eateries, including a deli, bakery, greengrocer, individual boutiques, pubs, restaurants and a cinema— all reflecting the charm of village life, away from the hustle and bustle of larger towns.



The friendly community fosters a wonderful spirit, and for those who aren’t local, the Hurstpierpoint Heritage Trail offers a perfect glimpse into the village's history. 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), which will get you into central Brighton in 10-15 mins.

The Specifics...

Title Number: WSX357938
Tenure: Leasehold
Lease: 112 years unexpired
Service Charge: £900 p.a. approx
Ground Rent: £50 p.a.
Local Authority: Mid Sussex District Council
Council Tax band: C
Available Broadband Speed: Ultrafast Fibre

We believe the above information to be correct but recommend intending buyers check personally before exchange of contracts.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

