



Welcome Home

Tucked away in a peaceful cul-de-sac just a short stroll from the heart of the charming village of Hurstpierpoint, this deceptively spacious five-bedroom detached family home offers superb flexibility and stylish living, perfectly suited to modern family life with 1,675 sq ft of accommodation.

The property is within easy reach of boutique shops, welcoming pubs, restaurants, and excellent schooling including St Lawrence Primary and Hurst College - all of which combine to create the quintessential village lifestyle on offer.



Family Friendly Flexibility

From the moment you step inside, the sense of space is striking.

The welcoming hallway with bespoke built-in storage sets the tone, while two adaptable ground floor rooms currently serve as a home office and media room – equally well-suited as additional bedrooms or playrooms to meet the needs of a growing family.

A family bathroom is also located on this level for convenience.

A light-filled dual aspect living room completes the ground floor, offering a comfortable retreat at the end of the day.









Open Plan Kitchen

The real heart of the home is the impressive open-plan kitchen and dining space.

Designed with both style and function in mind, it features a central breakfast bar, wood worktops, sleek high-gloss cabinetry and a suite of premium Neff appliances.

Bi-fold doors open onto the garden, creating a seamless indoor/outdoor lifestyle that's perfect for summer entertaining.

A separate utility room ensures day-to-day practicality, while underfloor heating adds a touch of luxury.





Sleep & Soak

Upstairs, three further bedrooms are beautifully presented, with the principal bedroom enjoying a triple aspect and Velux windows that flood the space with natural light.

The two smaller bedrooms could easily be knocked through into one larger double bedroom if preferred as the dividing wall is only a stud.

A modern shower room and excellent eaves storage complete the first floor family bathroom.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast broadband connection for those who work from home.





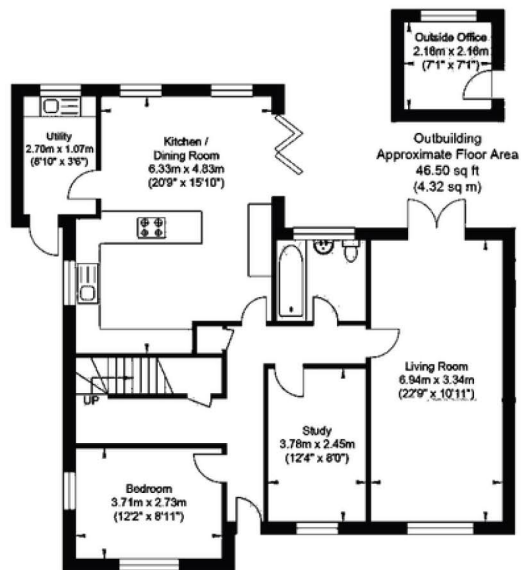


Sunny Garden

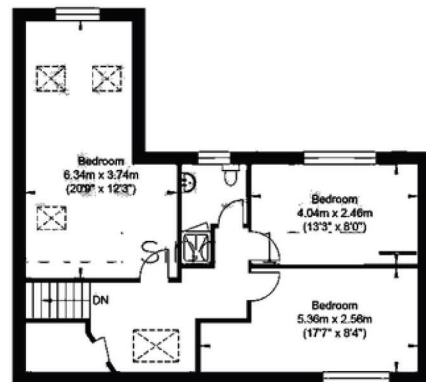
The south-facing rear garden is a true extension of the living space, with a generous patio, level lawn and mature planting. Being south facing means you'll enjoy sunshine throughout the day.

Families will love the treehouse for younger children, while a large shed and dedicated home office (available via separate negotiation) – both with power and lighting – provide practical and flexible options.

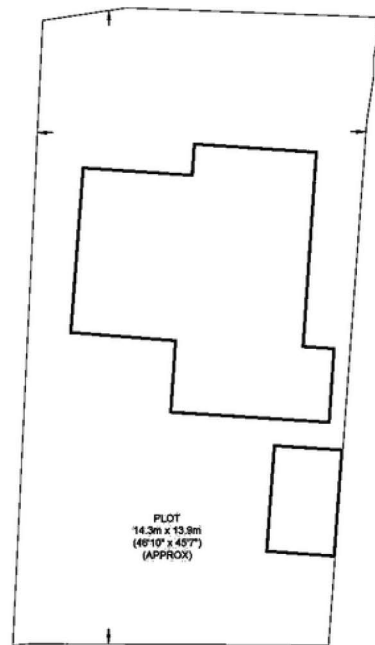
To the front, a paved driveway provides parking for up to five cars and EV charge point (again, available via separate negotiation).



Ground Floor
Approximate Floor Area
1042.59 sq ft
(96.86 sq m)



First Floor
Approximate Floor Area
633.13 sq ft
(58.82 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 155.68 sq m / 1675.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

The Finer Details

Tenure: Freehold
Title Number: SX30090
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast fibre
Services: Mains gas, electric, water and drainage (none tested)

We believe this information is correct but cannot guarantee its accuracy and recommend intending buyers check personally



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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