

Number 37

Fairfield Crescent

Hurstpierpoint



WELCOME HOME

If you're looking for a spacious and highly versatile, detached family home in the heart of one of the area's most desirable villages then this fabulous home on Fairfield Crescent could be the one you've been waiting for.

Location wise you're in the heart of the village and within walking distance of the historic High Street, St Lawrence Primary School, beautiful countryside and a short drive from the A23.

The home sits on an enviable 0.16 acre corner plot and the accommodation extends to over 1,800 sq ft and offers a huge amount of flexibility for a family or indeed a downsizer.

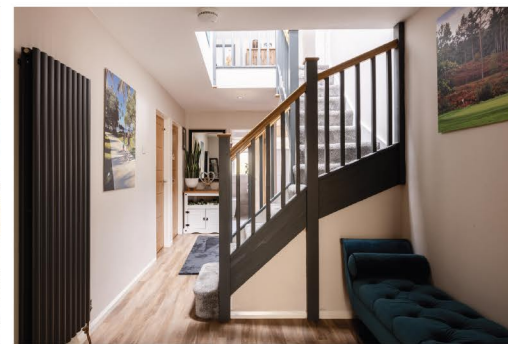
The home is fully double glazed, has gas fired central heating and has access to an Ultrafast broadband connection – perfect for those who work from home or like to stream.

FAMILY FRIENDLY FLEXIBILITY

The ground floor is arranged around a central hallway. The superb kitchen/diner extends to just under 28ft and is a brilliant space for both entertaining and everyday family life.

The kitchen itself is sleek and stylish, with 'handleless' cabinets that sit beneath opulent quartz counters. The peninsular breakfast bar provides a centrepiece where guests are sure to gather, while the generous dining area flows nicely through to the sitting room.

The sitting room itself is an inviting, cosier space that opens onto the conservatory, which in turn overlooks and opens out to the wraparound garden – perfect for indoor/outdoor living during the summer months.



BATH & BED

There are two generous ground-floor double bedrooms. One has its own ensuite, which would benefit from modernisation; the other is served by the stylish, fully tiled family bathroom.

On the first floor, the former loft has been converted into two further excellent double bedrooms.

The principal bedroom has a large window that floods the room with natural light and provides distant views of the church spire. The contemporary ensuite shower room is beautifully finished too.

There is also access to handy eaves storage – ideal for suitcases and more.







THE CORNER PLOT



The position of the home means it enjoys a fabulous corner plot, with wraparound gardens that are beautifully landscaped and bathed in sunshine throughout the day.



A generous stretch of lawn is perfect for children to play, bordered by mature hedging and fencing for excellent privacy, while a series of stepping stones leads you to the standout garden studio – ideal for home working, a gym, or a creative retreat.

Adjacent, a smartly paved terrace with a pergola creates an inviting area for al fresco dining or evening drinks, complete with contemporary outdoor seating. To the front, there is generous off-road parking, with a block-paved driveway providing space for several vehicles, including an undercover carport that leads to the garage.





HURST LIFE

For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer. It has a thriving community, beautiful historic High Street, reputable schools in both the private and state sector and is surrounded by a glorious Sussex countryside.

The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can get enjoy pint of 'Harveys Best' in front of a roaring open fire.

The locals favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurple Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

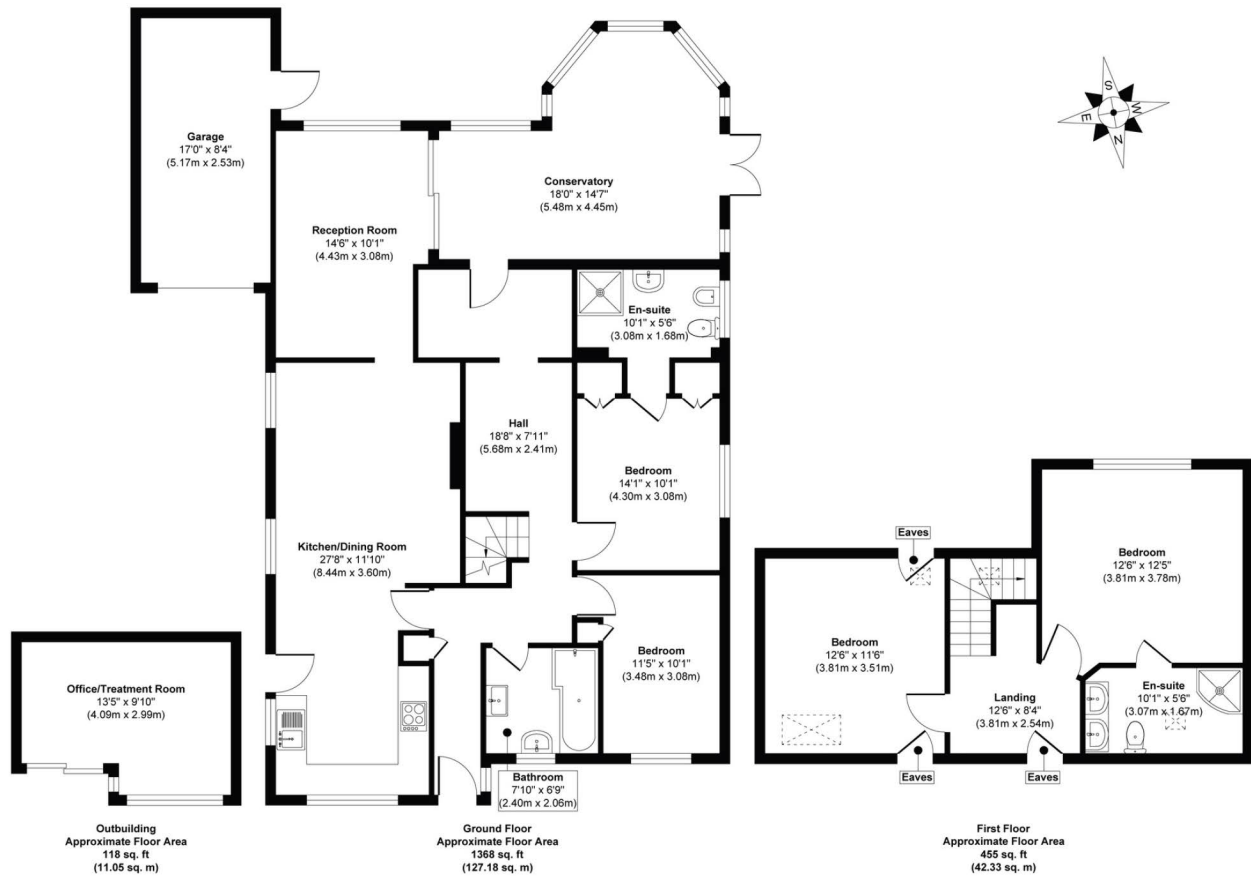
For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.



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). Schooling wise, the village has a reputable primary school in the form of St Lawrence CofE. In the private sector, Hurst College is very highly regarded. For secondary state education, most children attend Downlands in the neighbouring Hassocks.

By car, you can easily access the A23(M) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.





Approx. Gross Internal Floor Area 1941 sq. ft / 180.56 sq. m (Including Outbuilding)

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

Produced by Elements Property

THE FINER DETAILS

Tenure: Freehold

Title Number: SX24295

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.16 acres

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy.
Any information in this marketing brochure cannot be used as part of an offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		



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