



No. 145

SOUTHDOWN
COTTAGE



WELCOME TO SOUTHDOWN COTTAGE

An utterly exceptional detached cottage sitting in the very heart of Hurstpierpoint, one of the area's most desirable villages.

The cottage is believed to date from the early 1900s and has been the subject to total and meticulous renovation and extension by our client with an attention to detail and specification rarely seen.

In our opinion, this is the perfect home for a downsizer looking to be near all the facilities Hurstpierpoint has to offer.



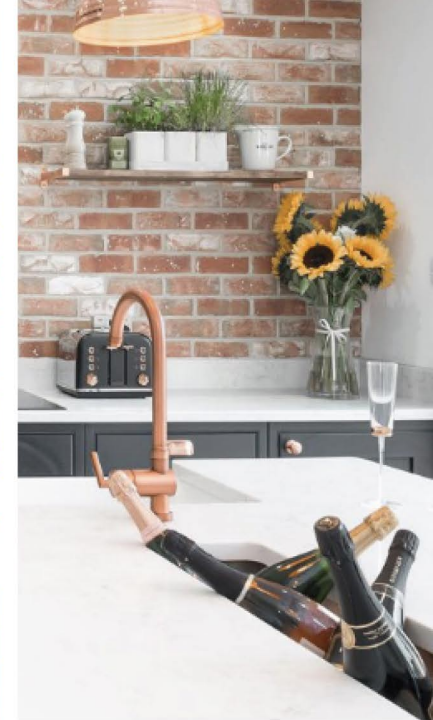
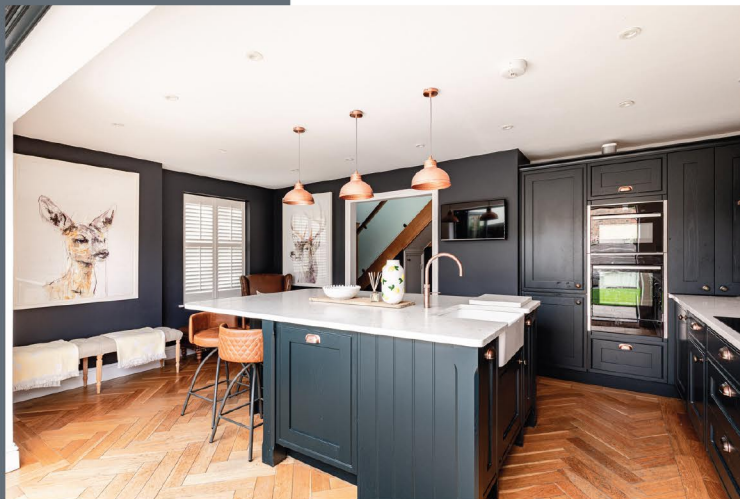
LET ME ENTERTAIN YOU

Upon entry you're welcomed by a central hallway and the herringbone oak flooring flows throughout, with underfloor heating system underneath.

This kitchen has been designed as a natural extension of modern living — a space where everyday life and entertaining flow seamlessly together. Full-width bi-fold doors open the room to the garden, allowing light to move freely across quartz worktops and solid herringbone flooring. The effect is one of calm openness; the kind of space that makes hosting feel effortless.

The timeline shaker style cabinetry is finished in a deep navy tone with copper detailing that brings a gentle warmth against the exposed brick wall. A trio of copper pendants provides a soft glow above the island, drawing focus to the central gathering point of the room. Every detail has been considered for both form and function. NEFF appliances are integrated throughout, offering precision performance within a refined aesthetic.

Here, entertaining isn't an afterthought; it's woven into the very fabric of the design.



A COSIER RETREAT

Over the hallway you'll be drawn into the cosy and inviting sitting room. The cracking of the log burning stove is the perfect backdrop on those chilly winter evenings and the predominantly southerly aspect means there is plenty of natural light pours through the wooden framed sash windows.

The bespoke plantation shutters offer privacy and style in equal measure.

There is also a handy understairs storage cupboard and stylish cloakroom





BATH & BED

Heading upstairs, the quality and tasteful finishes continue. A cleverly placed skylight floods the stairwell and landing with natural light.

Each of the bedrooms is a good size double. The main bedroom stretches across the front of the home and has its own stylish ensuite shower room with high end Burlington finishes and underfloor heating. The second bedroom has bespoke fitted wardrobes and overlooks the rear, whilst the third bedroom is also a good size double with beautiful decorative panelling.

These are served by the utterly exceptional family bathroom with high vaulted ceiling, marble tiled flooring, standalone bathtub and wet room shower.





AL FRESCO DINING



Stepping outside, you have a beautifully landscaped garden that is ideal for both relaxing and entertaining. Thoughtfully designed, the space features a sleek outdoor kitchen with a premium pizza oven and Big Green Egg barbecue set (available via separate negotiation) against a rich mix of warm timber cladding and exposed brickwork.



A neatly manicured lawn adds a touch of greenery, framed by contemporary paving and gravel paths for easy maintenance. The inviting corner seating area offers a cosy, private retreat complete with rattan-style furniture, ideal for alfresco dining or evening drinks by the fire.

The detached outbuilding has been converted into a garden pub – “The Doug Arms”, perfect for those balmy summer evenings with friends. The remaining section could be used for storage or converted into a home office and our client is happy to finish this in either way.

The garden also has an electric gated access, allowing you to occasionally park a car on the hardstanding.

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, Nurpur 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.

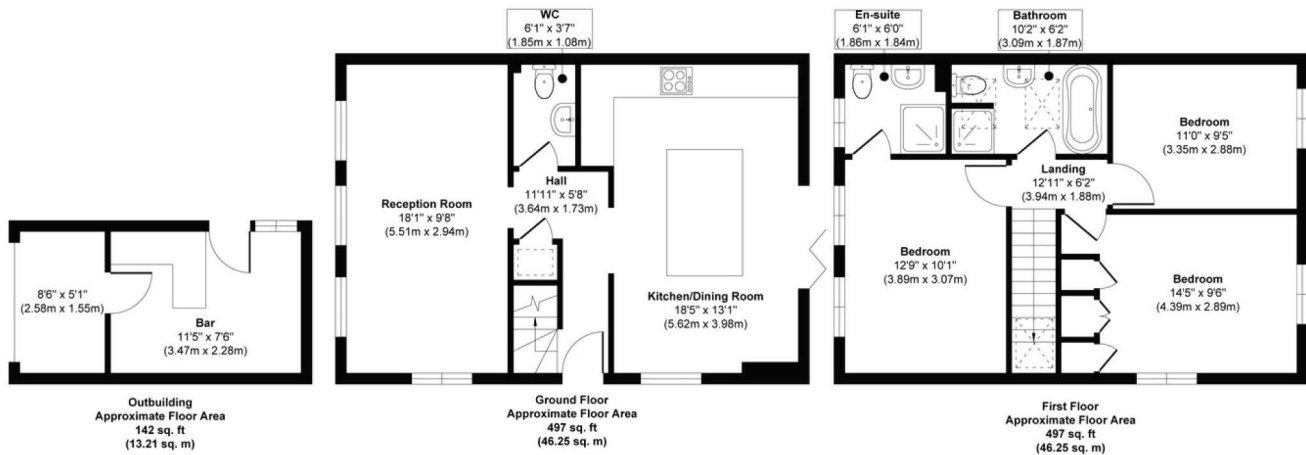


For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). Schooling wise, the village has a reputable primary 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 1136 sq. ft / 105.71 sq. m (Including Outbuilding)

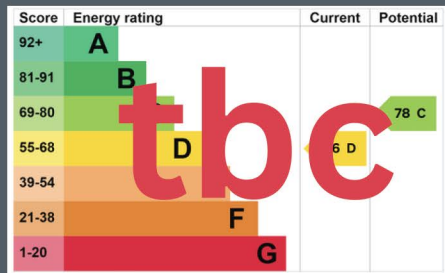
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE FINER DETAILS

Tenure: Freehold
Title Number: WSX35251
Local Authority: Mid Sussex District
Conservation Area: Yes - Hurstpierpoint
Council Tax Band: E
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.





Southdown Cottage
145 High Street
Hurstpierpoint
West Sussex
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