



**11 Marchants Road, Hurstpierpoint, West Sussex, BN6 9UP**

**Guide Price £600,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
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What we like...

- \* Extended accommodation of 1,347 sq ft
- \* Superb 25ft sitting room with log burner
- \* Social kitchen/diner with folding doors that open to large decked terrace.
- \* Great location in the heart of Hurstpierpoint, within easy walk of the High St and St Lawrence School.
- \* Impressive 25ft bedroom with scope for ensuite.

Welcome Home

If you’re looking to be in the heart of Hurstpierpoint, within easy reach of the High Street and the highly regarded St Lawrence Primary School then this fabulous, extended semi-detached on the ever popular Marchants Road could be the one for you.

With 1,347 sq ft of accommodation, there is plenty of space on offer for a family. The ground floor offers plenty of versatility on offer. The heart of the home is, without doubt, the 25ft living room. The log burner creates a warming, inviting focal point on a chilly winter’s evening and an opening allows the living space to flow through to the “all year around” conservatory, which overlooks the garden.

The kitchen offers timeless, shaker style cabinetry under solid wooden counters, wooden floors and a Rangemaster oven to create a country feel, whilst the metro tiling splashback and tall radiator add a contemporary twist. The extension means there is plenty of space for a dining table and with folding doors opening out to the decked terrace, this is brilliant social space that lends itself to “inside-outside” living during the summer months. The walk in pantry provides excellent storage space too.

The ground floor extension has also created a modern shower room. The remainder of the garage remains to provides handy storage space.

On the first floor there are four bedrooms and the family bathroom. The main bedroom extends to a 21ft with an impressive vaulted ceiling and a large picture window that provides distant views towards the Sussex Weald. As the room is such a depth, there is plenty of room to create an ensuite (adjacent to the bathroom, see floorplan), if required.

There are two further double bedrooms and the single bedroom is ideal for a child or for those who work from home. Each bedroom is served by the modern family bathroom.

The home is fully double glazed, has gas fired central heating and there is an Ultrafast fibre broadband connection – perfect for those who work from home.

Step Outside

Stepping outside, the rear garden is arranged around two clear areas. The large decked terrace is the perfect spot for some ‘al-fresco’ dining or a glass of something chilled in the evening.

Steps lead down to a large expanse of level lawn, ideal for children to play. The lawn is ideal for children to play and there are established trees and shrubs that add texture and interest to the garden.

To the front is a small garden and driveway parking for a couple of cars.



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 CoE. 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.

The Specifics

Tenure: Freehold  
Title Number: SX109727  
Local Authority: Mid Sussex District  
Council Tax Band: D  
Plot Size: 0.08 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.

NB: Anti Money Laundering Obligations

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.

