



28 Talbot Mead, Hurstpierpoint, West Sussex, BN6 9FN

Guide Price £475,000 Freehold

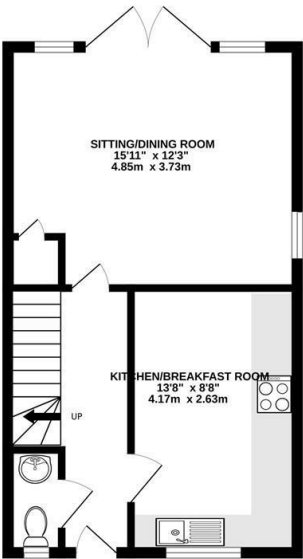
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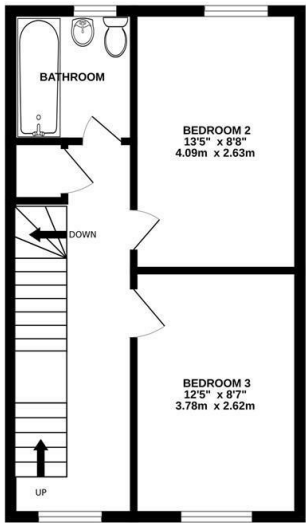
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GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



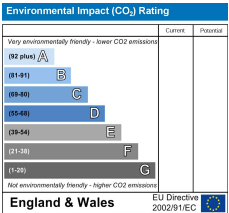
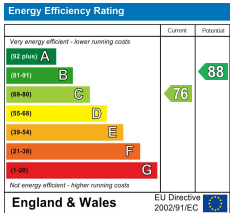
1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1121sq.ft. (104.1 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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VIEWING BY APPOINTMENT WITH PSP HOMES  
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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



28 Talbot Mead, Hurstpierpoint, West Sussex, BN6 9FN

Guide £475,000 - £500,000

What we like...

- \* Modern home in a peaceful, tucked away location.
- \* Contemporary high spec finishes.
- \* Driveway parking for three cars and nice size garden.
- \* Quintessential village location with thriving community, bustling High St and great schools.

Guide £475,000 - £500,000

Welcome Home...

If you’re looking for a modern home in one of the most desirable villages in Mid Sussex then this fabulous semi-detached town house on Talbot Mead will surely be of interest.

The home was built in 2015 by Croudace Homes and offers spacious, modern accommodation over three floors in a peaceful tucked away position. The attractive, weatherboard cladding adds character and charm rarely seen with new builds.

The ground floor is well-proportioned. The living room sits to the rear of the home, opening straight out to the garden through French doors – great for inside-outside living during the summer months. There is plenty of space for sitting and dining areas.

The kitchen is a stylish, well-considered and practical space. Clean-lined cabinetry in a neutral tone is paired with durable work surfaces and a sleek glass splashback, while integrated appliances include a gas hob and double oven. There’s ample storage and prep space and plenty of space for a breakfast table for those busy mornings.

There is also an understairs storage cupboard and modern cloakroom.

On the first floor there are two of the three bedrooms, both are generous doubles. They are served by the contemporary family bathroom with modern white suite, P bath and overhead power shower.

The top floor is fabulous principle suite with generous sleeping area and a superb walk-in dressing room and stylish ensuite shower room. The position on the top floor offers privacy and seclusion from the rest of the house.

Being a modern home, there are high levels of insulation and energy efficiency. The home has gas fired central heating, high performance double glazing and access to an Ultrafast fibre broadband connection – perfect for those who work from home or like to stream.

Step Outside...

To the rear, the garden is level and extends to approximately 40ft in depth. The paved terrace is the perfect spot for a morning coffee and the level lawn is ideal for children to play.

There is gated side access that leads to the front where you’ll find driveway parking for several cars, with further visitor spaces just opposite.



Hurst Life...

Tablot Mead is a small development of 38 homes lying off Cuckfield Road is ideally located just 15-20 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal.

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 enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local's 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). 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).

The Specifics...

Tenure: Freehold

Title Number: WSX372335

Local Authority: Mid Sussex District Council

Estate Charge: £TBC

Council Tax Band: D

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

