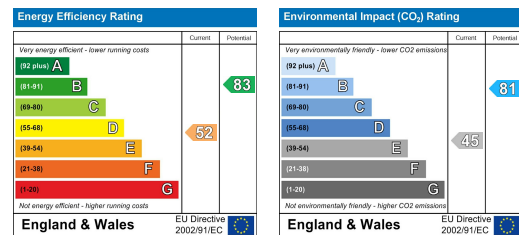


TOTAL FLOOR AREA : 1351sq.ft. (125.5 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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12 High Street, Hurstpierpoint, BN6 9TY

Guide Price £485,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
 54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
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12 High Street, Hurstpierpoint, BN6 9TY

What we like;

- * Victorian Terrace Cottage
- * Three double bedrooms
- * Recently fitted kitchen
- * Approximately 1351 sq ft
- * Cellar
- * Courtyard garden
- * Short walk of village shops, primary school, pubs and restaurants
- * Sought after village of Hurstpierpoint

The House

This Victorian terrace exudes character and charm, blending traditional features with modern comforts. The location in Hurstpierpoint village provides a peaceful and friendly community atmosphere, perfect for those seeking a tranquil lifestyle. Believed to date back to the 1850's and was once the village sweet shop, the accommodation is set over three floors measuring approximately 1351 sq ft. The property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. One of the unique features of this property is the cellar, offering additional storage space or the potential for a creative project. The courtyard garden is a lovely outdoor retreat where you can enjoy a cup of tea in the morning or unwind after a long day.

Ground Floor

The ground floor comprises a welcoming entrance hall with doors leading to dining room with fire place, French doors opening to the rear courtyard garden and opens to sitting room to the front and kitchen to the rear. The sitting room features exposed wooden floorboards, picture railings and window shutters. The kitchen has recently been fitted with ample worktop space, cupboards, butler sink and range cooker, with French doors opening to the courtyard. From the entrance hall doors lead to a downstairs cloakroom and stairs leading to the cellar, with electricity supply making ideal storage or scope to develop (subject to planning permission).



First & Second Floor

The first floor comprises landing with doors leading to two double bedrooms and the family bathroom. Bedroom two is large double bedroom with bay windows to the front, dressing room and features cast iron fireplace. The third bedroom is double bedroom with cupboard, fireplace and enjoys towards the south enjoying stunning views of the South Downs. The family bathroom is a white suite with bath, shower over bath, wc, wash basin and heated towel rail. From the landing stairs lead to the second floor with eaves storage and doors open to main bedroom measuring approximately 14'7" x 12" with cast iron fire place and enjoys elevated views of surrounding countryside and beyond to the South Downs.

Further Attributes

The property is neutrally decorated throughout with charming features including exposed wooden floorboards and high ceilings. Further attributes include gas central heating with combi boiler fitted in 2022.

Outside

The property benefits to the rear a private and low maintenance courtyard garden with access from the kitchen and dining room, making ideal for alfresco dining and seating area throughout the day.

Location

Located on the fringe of the High Street, Hurstpierpoint village provides a broad range of shops and recreational facilities including a bakery, coffee shops, barbers, hairdressers, butchers, Co-Op, greengrocers and chemist. The village also provides a range of restaurants and public houses all within walking distance. By train Hassocks mainline station is located approximately 1.8 miles with regular services to London (Victoria/London Bridge) and Brighton. By car nearby towns of Burgess Hill and Haywards Heath are within a short drive as well as A23, leading to Gatwick Airport, Brighton and London. There are many highly regarded schools in the area, both state and private, including Hurstpierpoint College, Burgess Hill School for Girls and Ardingly.

