



43 Orchard Way | Hurstpierpoint | Nr Hassocks | West Sussex | BN6 9UB

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £595,000 | Freehold



- Spacious detached three-bedroom bungalow
- Pleasantly situated at the end of a popular close of similar bungalows
- Western periphery of a highly desirable downland village
- Mature and beautiful gardens with views over fields to the rear
- Sitting Room with fireplace, Kitchen & Conservatory. Bathroom & WC
- Gas central heating. Double-glazed windows, Carpets where fitted
- Numerous power points, many with USB charging ports.
- Private driveway, additional parking space, carport & brick-built Garage

Description

An attractive detached three-bedroom bungalow situated in a mature and popular residential location of similar bungalows on the Western periphery of the highly desirable and historic village of Hurstpierpoint. The property has been in the same ownership for over 30 years and features a good-sized corner plot that includes an extremely well stocked rear garden with views to the rear over an adjoining field. Although the property has been well maintained during the current owner's time there is some scope for further alterations, including enlarging into the roof space, in common with some of the neighbouring properties subject to any necessary consent. Orchard Way is close to countryside walks and within easy reach of the vibrant High Street. An internal inspection is highly recommended.

A Upvc front door leads to the **Entrance Lobby** with further part glazed front door to the **Entrance Hall** with a dado and picture rails. Built-in linen cupboard with radiator access panel with loft ladder to insulated roof space. The double aspect **Sitting Room** has dado and picture rails, along with an open fireplace with brick inserts and decorative timber surround and mantle. The **Kitchen** is fitted in a range of dark grey painted units with quartz work surfaces and upstands plus matching hanging wall cabinets, one housing a Worcester gas fire boiler. Deep glazed sink with period style mixer tap. New World double oven with four-ring gas hob and brushed steel splashback and extractor canopy. Space for refrigerator, vinyl flooring, recess with shelving, built-in larder cupboard. Upvc double glazed door leads to the **Conservatory** of timber construction with double glazed windows and double doors leading to the garden vinyl flooring and double radiator. Lovely outlook over the garden and fields beyond. The main **Bedroom** has a dado rail and a range of fitted wardrobe cupboards with mirrored sliding doors. The second double **Bedroom** has

dado rails and a double-glazed window with views over the rear garden and field beyond. The third **Bedroom** also has a dado rail and double-glazed window to the front of the property. The **Bathroom** is fitted in a white suite comprising panelled bath with hand shower attachment and further Mira shower over. Large format wall panels and one part panelled wall. Oval wash hand basin with tiled splashback, vinyl flooring, combined radiator/towel rail, electric shaver point and double-glazed window with obscured glass. **Separate WC** with part panel walls with low-level WC and double glazed with obscure glass.

Outside private driveway with carport and parking for several cars leads to a brick-built **Garage** with twin vehicular doors and side personnel door. Electric light and power. The property occupies a corner plot and the lovely, good size rear garden backing on to open fields with a brook beyond the boundary hedge. To the front of the property is an additional parking area laid to a pea shingle with flower and shrub beds and a mature palm tree. Gated side access via the driveway leads to the lovely, well stocked and sizeable rear garden that has a concrete area beside the greenhouse with two outside taps. Beyond the garage is a **Summer House** with electric light and power. There is large areas of lawn interspersed by tropical shrubs and trees such as bamboo and palm trees. Various timber outbuildings including two further summer houses/cabins, chicken hut, timber kennel, log store and a small Wendy house. There is also a timber **Gazebo** with a thatched pitch roof ideal for al fresco dining.







Location

The property is approx. half a mile from Hurstpierpoint High Street with its eclectic mix of shops catering for all daily needs, restaurants, village pubs and cafes. There are many wonderful walks close at hand including footpaths leading to Wolstonbury Hill and the South Downs.

The Village also has an Ofsted outstanding infant and primary church of England primary school, as well as a highly regarded co-ed public school, Hurstpierpoint College. The larger village of Hassocks is just over two miles away and features primary and secondary schooling, as well as a mainline station that offers trains to both central London and Brighton. In addition, Hurstpierpoint has easy road links to the A23 for Gatwick, the South Coast and M23/M25.

Information

Property Reference: HJB02975

Photos & particulars prepared: Jan 2025 (Robert Turner MNAEA)

Services: All main services

Local Authority: Mid Sussex District Council Council Tax Band: 'E'

Directions

From Hurstpierpoint High Street proceed west towards Albourne, crossing over the mini roundabout, taking the third turning on the right into Orchard Way, at the bottom of the hill, turn left and the property will be found on the right. What Three Words: ///glassware.fits.models

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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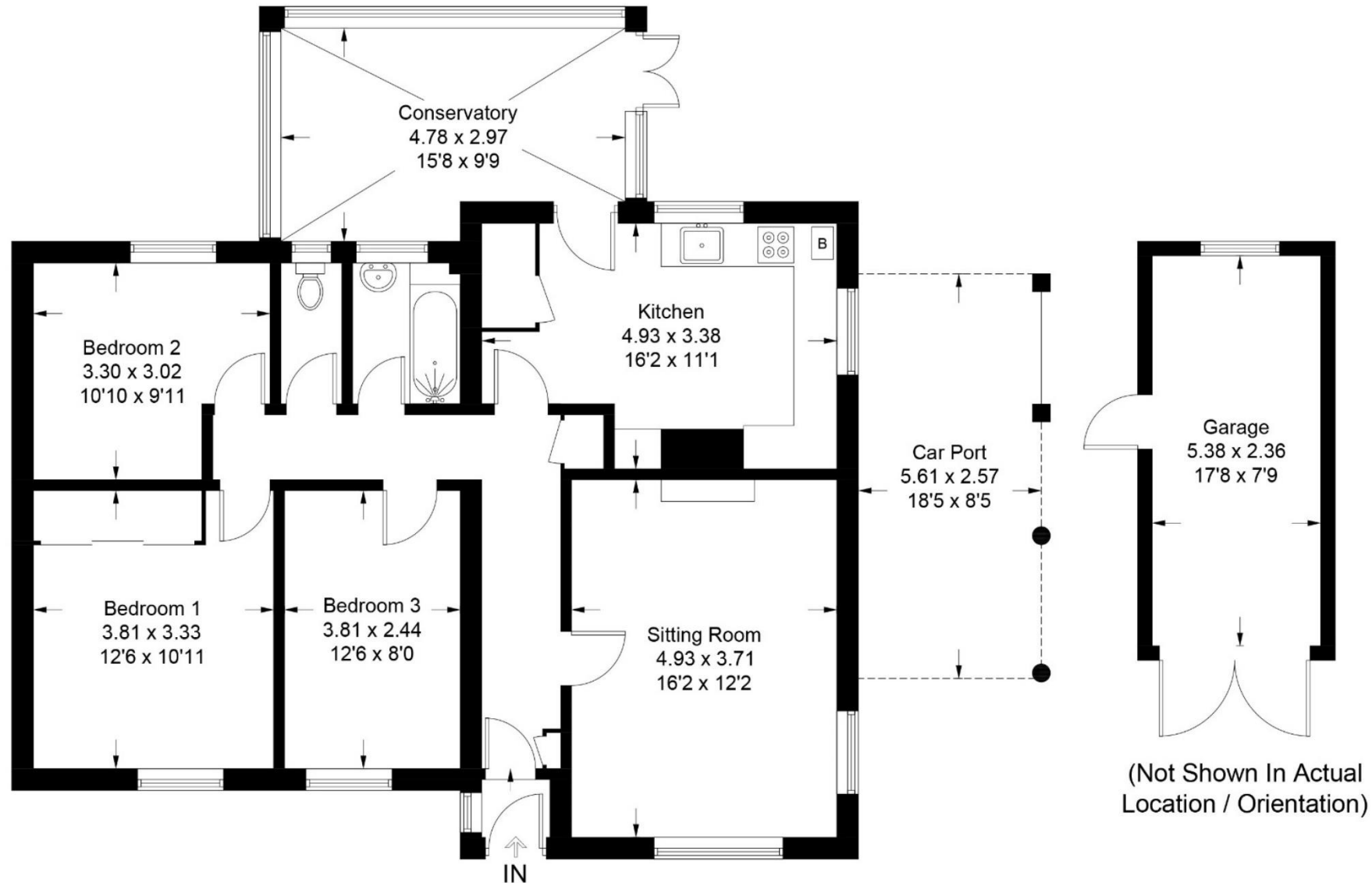


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Orchard Way, BN6

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 113.3 sq m / 1220 sq ft



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.(ID1157370)



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