



## 123 High Street, Hurstpierpoint, BN6 9PU

£725,000

A very well-presented and deceptively spacious four bedroom grade II listed period home forming part of Hurstpierpoint's historic and vibrant High Street.



**MANSELL  
McTAGGART**  
Trusted since 1947

# 123 High Street

## Hurstpierpoint

Arranged over three floors and having the benefit of a cellar this home exudes period charm combining harmoniously with modern contemporary kitchen and sanitary fittings conducive with modern day living. Features of particular interest are the Inglenook fireplace and exposed dragon beam in the living area.

### GROUND FLOOR

Front door from the High Street into double aspect sitting room, with windows to front and side having fitted plantation style shutters, exposed Dragon ceiling beams, understairs storage cupboard, book shelving, glazed door to inner hall, door to study with built in storage. Inner hall, door to stairwell with staircase leading to the first floor, door with stairs down to the cellar, double doors to the kitchen/dining room, door to drawing room with Inglenook fireplace.

Kitchen/dining room, Re-fitted and remodelled in 2021, dining area with quarry tiled floor with underfloor heating. Kitchen contains bespoke hand crafted units in a Shaker style, 3 oven AGA, Bosch oven, induction hob, Quartz and solid wood worktops & breakfast bar, Quartz sink unit, roof lantern, door to snug/playroom, door to utility room with units matching the kitchen, sink, appliance spaces, Worcester boiler, windows and door to courtyard, door to cloakroom. Snug/playroom, Window with plantation style shutter, walk in larder with further appliance spaces and wall shelving.

### FIRST FLOOR

Double Aspect Master Bedroom, fireplace, wardrobes, wide tread floorboards, doors to both landings. Family shower room, White suite with oversized shower cubicle having twin headed shower, vanity unit with onset wash hand basin, low level w.c, underfloor heating.



# 123 High Street

Hurstpierpoint

## FIRST FLOOR cont.

Bedroom 2, Fireplace, wide tread floorboards, door to en-suite bathroom, white bath and wash hand basin, airing/linen cupboards.

## SECOND FLOOR

Rustic turned staircase to the second floor landing leading to both bedrooms. Bedroom 3, window/door to rear, built in storage solution, door to en-suite w/c. Bedroom 4 with fitted wardrobes.

## LOWER GROUND FLOOR

Cellar, tanked and heated

## OUTSIDE

Courtyard Garden, paved and brick patio, storage shed, gated side access to High Street.

Council Tax band: D, EPC Rating: D

Tenure: Freehold

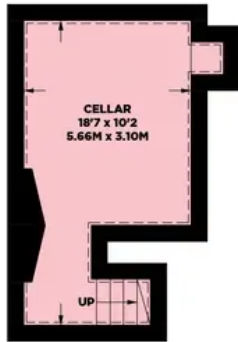
- Host of period features
- Separate sitting and drawing rooms
- Study and separate snug/playroom
- Remodelled and renewed open plan kitchen/dining room
- Utility room and separate cloakroom/wc
- Double aspect master bedroom
- Bedroom 2 with en-suite bathroom
- Family shower room/wc
- 2 further top floor bedrooms one with en-suite wc
- Tanked cellar – Courtyard garden



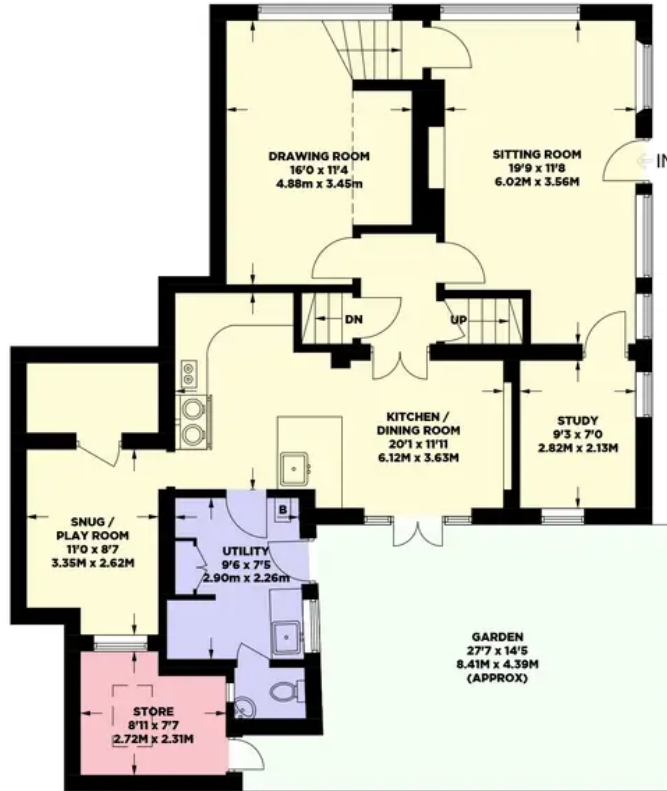
# 123 HIGH STREET

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / CELLAR / STORE)  
**2000 sq ft / 185.8 sq m**

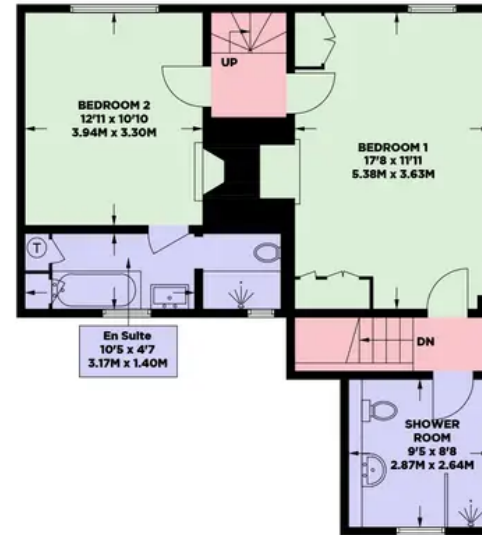
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / CELLAR / EXCLUDING STORE)  
**2225 sq ft / 206.8 sq m**



**Cellar**  
166 sq Ft / 15.4 sq M



**Ground Floor**  
1103 sq Ft / 102.5 sq M



**First Floor**  
639 sq Ft / 59.4 sq M



**Second Floor**  
390 sq Ft / 36.2 sq M

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**MANSSELL  
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Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display



**Certified  
Property  
Measurer**