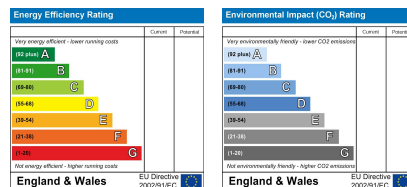


**Approx. Gross Internal Floor Area 1654 sq. ft / 153.88 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**2 St. Georges Place, Hurstpierpoint, BN6 9QT**

**Guide Price £700,000 Freehold**

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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.

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2 St. Georges Place, Hurstpierpoint, BN6 9QT

What we like...

- \* Spacious and versatile accommodation ideal for a family or downsizer.
- \* Peaceful, tucked away position on a sought-after close within easy reach of bustling High Street.
- \* Scope to knock through to create exceptional open plan living space.
- \* No onward chain

#### Welcome Home...

Set within the highly sought-after St George's Place, a peaceful no-through close on the favoured eastern side of Hurstpierpoint, this detached home offers generous and highly flexible accommodation extending to approximately 1,507 sq ft. The setting is particularly appealing, being quiet, established and tucked away, yet still within easy reach of Hurstpierpoint High Street with its excellent range of independent shops, cafés, pubs and everyday amenities.

The home provides a practical and versatile layout, with a good sense of flow throughout the ground floor. A spacious sitting room, measuring approximately 16' x 15', sits to the front and connects naturally with the separate dining room beyond, creating an easy arrangement for both everyday living and entertaining. The dining room enjoys direct access out to the garden, enhancing the link between the house and outside space.

The kitchen is a particularly good size at approximately 17' x 15', with plenty of room for informal dining and a comprehensive range of fitted units. It sits adjacent to the dining room, giving future owners an obvious opportunity, subject to the necessary consents, to open the two rooms together and create a stunning open-plan kitchen/dining/family space across the rear of the house.

A key strength of the property is its flexibility. The ground floor includes a bedroom served by a nearby shower room, making the layout well suited to guests, multigenerational living, a home office, or those seeking the option of ground floor sleeping accommodation.

Upstairs, there are two further bedrooms and a family bathroom. The principal bedroom is especially impressive, measuring over 22ft, and offers excellent proportions. Given its size and window arrangement, there is clear potential for this room to be divided to create two smaller double bedrooms, subject to any necessary works, which could transform the property into a more conventional four-bedroom family home.

The home is fully double glazed, has gas fired central heating and access to Ultrafast fibre broadband. It is also offered for sale with no onward chain.

#### Step Outside

Outside, the house is set behind a mature front garden with established hedging, lawn and planting, giving the property an attractive green outlook and a good degree of privacy. A driveway runs to the side and leads to the garage, providing off-street parking and useful storage.

To the rear, the garden is mature and well enclosed, with lawn, paved areas, established borders and a substantial tree creating a peaceful and private setting.



Overall, this is a well-proportioned detached home in one of Hurstpierpoint's most desirable residential closes. It combines excellent square footage, adaptable accommodation, attractive gardens and genuine potential for buyers wishing to modernise, reconfigure and personalise a home in a quiet yet highly convenient village position.

#### The Hurst Life...

St Georges Place is a peaceful close that lies just off Hassocks Road in the quintessential village of Hurstpierpoint. The village 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 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). For a dose of fresh air you are within walking distance of the beautiful South Downs National Park or Hurst Meadows, both of which are perfect for a dog walk.

By car, you can easily access the A23(M) which provides easy access into Brighton or the M23 motorway network.

#### The Specifics

Title Number: WSX88875

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Services: Mains gas, water, electricity and drainage

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending purchasers check personally before exchange of contracts.

