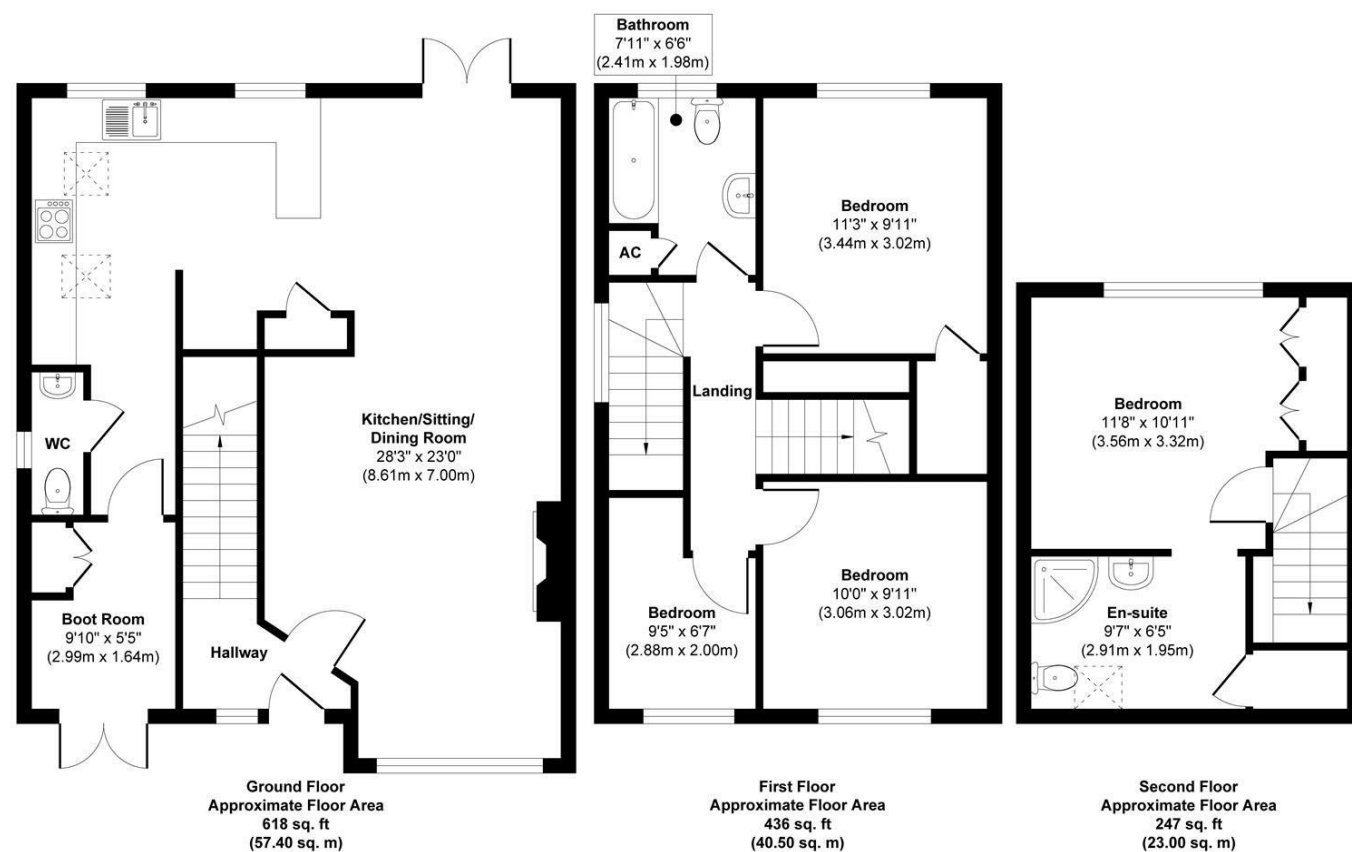
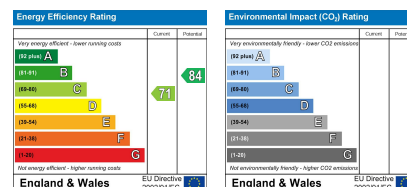




Approx. Gross Internal Floor Area 1301 sq. ft / 120.90 sq. m

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

Produced by Elements Property



49 Western Road, Hurstpierpoint, West Sussex, BN6 9SU

Guide Price £500,000 Freehold

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49 Western Road, Hurstpierpoint, West Sussex, BN6 9SU

Guide Price £500,000 - £525,000

What we like...

- * 28ft open plan living space that is ideal for family living.
- * Superb master bedroom offering privacy & seclusion from the rest of the house.
- * Stylish kitchen that connects with the garden.
- * Boot Room and WC add practic
- * A fabulous village lifestyle with excellent schooling and a thriving High Street.

Guide Price £500,000 - £525,000

Welcome Home

This four-bedroom semi-detached house in Hurstpierpoint has been thoughtfully reworked to create a remarkably fluid family home, with its principal living spaces opening out towards the garden and a private bedroom suite occupying the top floor

The most successful intervention is at ground level, where the original plan has been opened up to form a generous kitchen, dining and sitting room extending to more than 28 ft. Although largely open plan, the space retains a pleasing sense of definition. The sitting area is positioned towards the front of the house, while the kitchen and dining spaces unfold beyond, drawing the eye towards the garden.

Natural light enters from both ends, with a broad bay window at the front and generous glazing to the rear. In the kitchen, simple white cabinetry is paired with open timber shelving, tiled walls and a substantial breakfast bar, creating a relaxed, practical space that feels well suited to everyday family life. The dining area sits directly alongside the garden doors, allowing life to move easily outside in warmer weather.

There is an informality to the ground floor that works particularly well. Cooking, eating, relaxing and entertaining can all happen within one interconnected space, without the house feeling overly open or exposed. A separate boot room provides a useful secondary entrance for coats, shoes and outdoor kit, while a WC is positioned discreetly off the hallway.

Three bedrooms and the family bathroom occupy the first floor. The rooms are well proportioned and adaptable, with one currently arranged as a study, demonstrating the flexibility of the plan for those working from home. Above, the loft has been converted to form a fourth bedroom with its own en-suite shower room. Set apart from the rest of the sleeping accommodation, it has a more private character and would work particularly well as a principal bedroom, guest suite or space for an older child.

Step Outside

The garden is directly connected to the main living areas and forms an important extension of the house. A lawn is framed by mature planting, with separate areas for dining, seating and play. The scale is manageable without feeling constrained, and the planting gives the space a pleasantly established feel.

Off-road parking is provided at the front.

The Hurst Life

Western Road sits close to the centre of Hurstpierpoint, with the High Street reached easily on foot via a nearby twitten leading through to Cuckfield Road. It is a particularly walkable part of the village, placing everyday amenities, independent shops and places to eat within easy reach.



The High Street has a strong independent character. The New Inn is a long-standing village favourite for food and a pint of Harveys, while Village Pizza Kitchen, Nurpur, Morleys Bistro and The Fig Tree provide a varied choice of places to eat. Hop Tub combines a taproom with its own microbrewery, while Fuel and No.7 are popular stops for coffee. Hampers Delicatessen is another local fixture, stocking a broad range of produce including tasty sandwiches. Iris Bakery is the village's independent bakery with home made sourdoughs.

Beyond the village centre, Hurstpierpoint opens quickly into the surrounding Sussex countryside. Hurst Meadows and a network of footpaths provide plenty of opportunity for walking, running, cycling and dog walking, giving the village a pleasing balance between everyday convenience and access to open landscape.

For commuters, Hassocks station is within easy reach and provides regular mainline services to London Victoria and London Bridge, as well as fast connections to Brighton and Gatwick Airport. By road, the A23 can be joined at Albourne, providing straightforward access north towards Gatwick and London and south towards Brighton.

Families are well served locally. St Lawrence CofE Primary School sits within the village, while Hurstpierpoint College is close by in the independent sector. Downlands Community School in neighbouring Hassocks is the principal state secondary school serving the area.

It is this combination of village life, countryside and connectivity that gives Hurstpierpoint much of its appeal: somewhere that feels distinctly rural in character, while remaining well connected to Brighton, Gatwick Airport and London.

The Specifics

Title Number: SX116764
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast Fibre

We believe this information is to be correct but we cannot guarantee its accuracy. It has been provided in good faith but we recommend intending purchasers check the details personally before exchanging contracts

