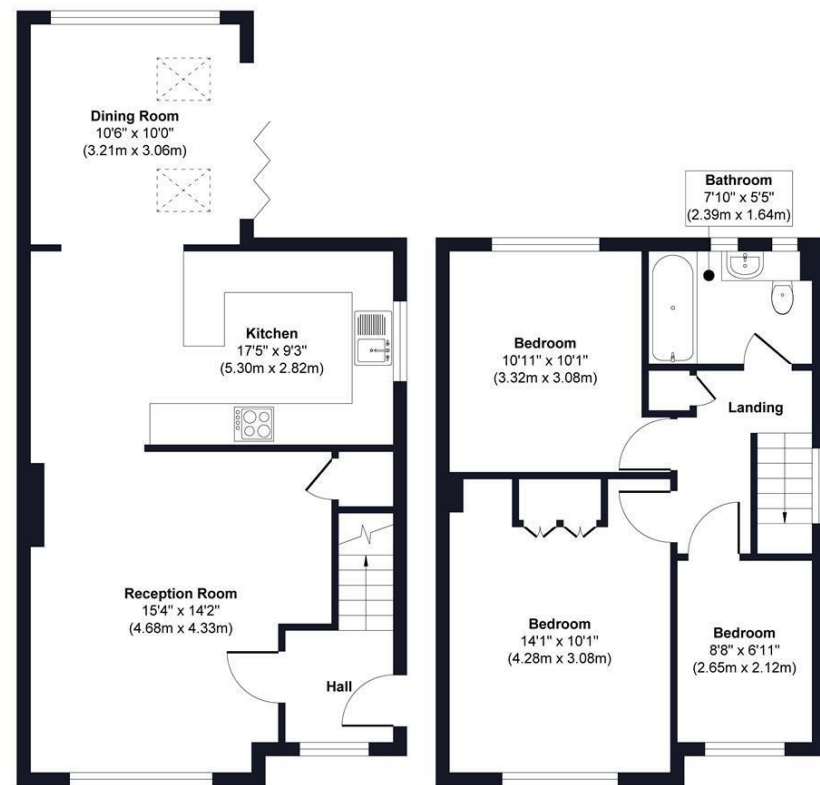




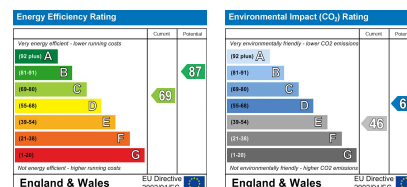
Ground Floor
Approximate Floor Area
532 sq. ft
(49.49 sq. m)

First Floor
Approximate Floor Area
423 sq. ft
(39.36 sq. m)

Approx. Gross Internal Floor Area 955 sq. ft / 88.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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.



1 Trinity Road, Hurstpierpoint, West Sussex, BN6 9UY

Guide Price £525,000 Freehold

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1 Trinity Road, Hurstpierpoint, West Sussex, BN6 9UY

What we like...

- * Fabulous open plan kitchen/dining/family room with doors to garden.
- * Modern glazed extension adds a contemporary twist.
- * A great location within easy reach of the High Street and St Lawrence Primary School.
- * Driveway parking for two cars.
- * Turn key with no work required.

Welcome Home

If you're searching for a home that offers sociable, open-plan living, plenty of space for entertaining and a location that puts the very best of Hurstpierpoint on your doorstep, this beautifully extended three-bedroom semi-detached home on Trinity Road deserves your attention.

The beauty of this home lies in the way it has been adapted for modern living. The ground floor flows effortlessly from the welcoming sitting room through into the superb kitchen and dining space, creating a layout that naturally brings family and friends together. Whether it's everyday breakfasts around the peninsula, children doing homework while dinner is prepared or hosting summer gatherings that spill out into the garden, this is a home designed to be lived in.

The sitting room is a generous, light-filled space with a large front-facing window and plenty of room for comfortable seating, whilst the real heart of the house is undoubtedly the kitchen. Fitted with an attractive range of shaker-style cabinetry, integrated appliances, solid timber worktops and a central breakfast bar, it offers excellent storage and workspace without compromising on style.

Beyond, the dining area enjoys a vaulted ceiling with rooflights and an impressive glazed gable that floods the room with natural light throughout the day. Sliding doors open directly onto the raised deck, making inside and outside feel beautifully connected and creating a wonderful setting for entertaining throughout the warmer months.

Upstairs, the accommodation is well balanced with two comfortable double bedrooms, a generous single bedroom that would equally make an excellent nursery or home office, and a contemporary family bathroom with overhead power shower.

The home is fully double glazed, has gas fired central heating and there is an Ultrafast fibre broadband connection - perfect for those who work from home.

Outside Oasis

Outside, the rear garden is a real delight. Thoughtfully landscaped and wonderfully established, it combines raised decking, a gravelled seating terrace and an area of lawn framed by mature planting, shrubs and trees, creating a colourful and private setting to relax or entertain. There is always somewhere to enjoy the sunshine, whether it's morning coffee on the deck or an evening drink on the lower terrace.

To the front, there is driveway parking and the property enjoys an enviable position within this established part of the village. There is also a garage in the nearby block.



The Hurst Life....

For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer. It 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 hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep.

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). Schooling wise, the village has a reputable primary school in the form of St Lawrence CofE. In the private sector, Hurst College is very highly regarded. For secondary state education, most children attend Downlands in the neighbouring Hassocks.

By car, you can easily access the A23(M) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.

The Specifics

Tenure: Freehold
Title Number: SX122180
Local Authority: Mid Sussex District
Council Tax Band: D
Plot Size: 0.06 acres
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.

