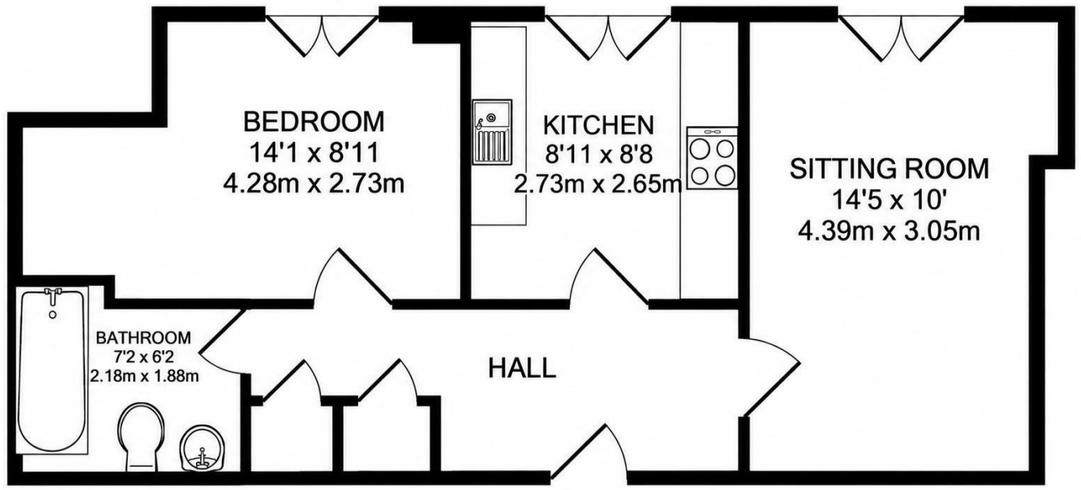
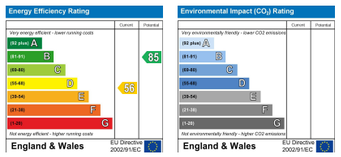


TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 SQ.M.)



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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.







Flat 8, St. Georges House, Hassocks Road, Hurstpierpoint, BN6 9QH

Guide Price £200,000 Leasehold - Share of Freehold

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Flat 8, St. Georges House, Hassocks Road, Hurstpierpoint, BN6 9QH

Guide Price £200,000 - £210,000

What we like...

* Great location within easy reach of Hurstpierpoint's bustling High Street.

* Ideal first time purchase or secure lock up & leave

* Light and airy with large south facing windows.

* Share of the freehold and lease in excess of 973 years.

* No chain means a swift move is possible

Guide Price £200,000 - £210,000

Welcome Home

Occupying the ground floor of an impressive Victorian mansion, this beautifully presented one-bedroom apartment combines elegant period proportions, a wonderfully light southerly aspect and the considerable appeal of a Share of Freehold with an exceptionally long 973-year lease.

The location is a particular highlight. Just a short stroll from the heart of Hurstpierpoint's picturesque High Street, the apartment is perfectly placed to enjoy everything that makes village life here so desirable. Independent boutiques, artisan cafés, traditional pubs, restaurants and everyday amenities are all within easy walking distance, offering a lifestyle where morning coffee, a leisurely lunch or an evening out can be enjoyed without needing the car. The surrounding Sussex countryside is equally accessible, while Hassocks mainline station and the A23 provide excellent connections further afield.

Inside, the apartment retains much of the grandeur associated with its Victorian origins. High ceilings and full-length French windows create a wonderful sense of light and space, while the southerly orientation allows natural light to fill the principal living accommodation.

A private entrance hall leads through to an inviting sitting room, complemented by a well-proportioned kitchen, spacious double bedroom and bathroom. Excellent storage adds to the practicality of the accommodation, while a secure communal entrance with an entry phone system provides peace of mind.

Outside, beautifully maintained communal gardens offer an attractive and peaceful setting in which to relax, complemented by the convenience of allocated off-road parking.

The tenure is another significant advantage. Offered with a Share of Freehold and an impressive 973 years remaining on the lease, the apartment benefits from a level of long-term security and reassurance that is particularly appealing to buyers. This, combined with its generous proportions, period character and exceptional proximity to Hurstpierpoint High Street, makes it an attractive proposition for those seeking the convenience of apartment living without compromising on space or location.

The Hurst Life

There is something rather special about life in Hurstpierpoint. A quintessential Sussex village, where beautiful historic architecture, independent businesses and a genuinely thriving community come together against the backdrop of the South Downs. It offers that increasingly sought-after balance of countryside living, village charm and everyday convenience, without feeling remotely cut off from the wider world. At the heart of the village is its characterful High Street, home to an eclectic collection of independent shops, boutiques, cafés and places to eat. Mornings might begin with coffee and pastries from Iris Bakery, a visit to Hamper's Deli or a stop at Rhubarb Greengrocers for something fresh and seasonal. The New Inn offers the warmth of a traditional village pub, while Village Pizza Kitchen and The Hop Tub Tap Room bring a more contemporary flavour to the local food and drink scene. Alongside these are welcoming coffee shops, independent retailers and charming little boutiques, giving the High Street a personality that is increasingly difficult to find.



The village has a strong creative and cultural spirit, too. The Players Theatre, an intimate independent theatre in the heart of Hurstpierpoint, is a particularly lovely and unusual feature for a village of this size, hosting local productions and bringing another dimension to its cultural life. Throughout the year, community events, local clubs and village traditions create a genuine sense of belonging. Beyond the High Street, the landscape unfolds into a patchwork of open fields, ancient woodland, winding footpaths and the rolling contours of the South Downs. The South Downs National Park is within easy reach, offering miles of walking, cycling and exploring. Whether it's a morning dog walk across Hurst Meadows, a Sunday ramble through the countryside or a leisurely afternoon in a village pub, the outdoors feels very much part of everyday life.

For families, schooling is another important attraction. St Lawrence Church of England Primary School sits within the village itself, while the well-regarded Downlands Community School in neighbouring Hassocks provides secondary education. In the independent sector, Hurstpierpoint College,is situated just outside the village. And while Hurstpierpoint feels wonderfully removed from the pace of city life, its connections are reassuringly convenient. Hassocks mainline railway station provides direct services to Brighton, London and Gatwick Airport, while the nearby A23 offers straightforward road access north towards the M23 and south to the coast.

The Specifics

Title Number: WSX264101
Tenure: Leasehold with portion of the freehold
Lease: 973 years unexpired]
Service Charge: £263 PCM approx
Local Authority: Mid Sussex
Council Tax Band: C

We believe this information to be correct and it has been provided in good faith but we cannot guarantee its accuracy. Recommend intending purchasers check the details personally before exchange of contracts.





