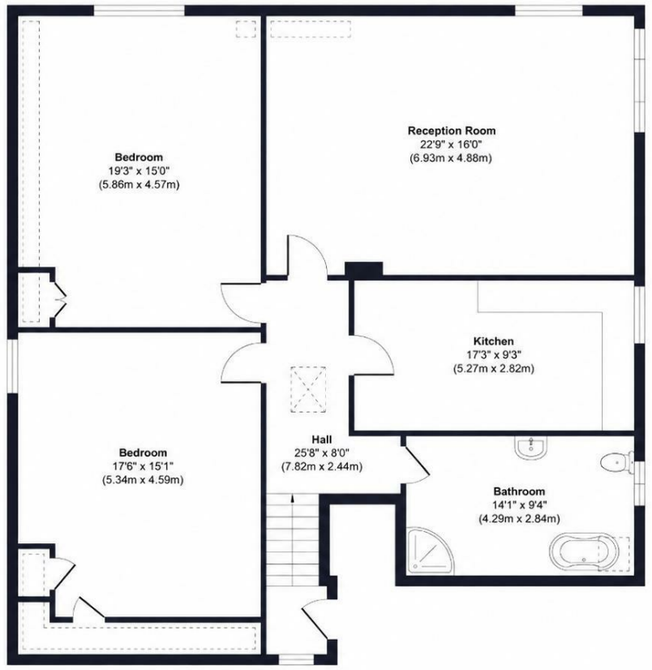


Third Floor

**Approx. Gross Internal Floor Area 1378 sq. ft / 128.09 sq. m**

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

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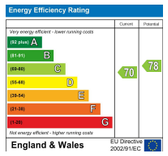


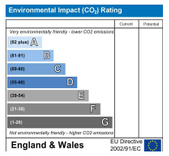


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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

**Flat 5 Nettlesworth, 76 Wickham Hill, Hurstpierpoint, BN6 9NP**

**Guide Price £450,000 Freehold**

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# Flat 5 Nettlesworth, 76 Wickham Hill, Hurstpierpoint, BN6 9NP

What we like...

* Exceptional top floor apartment extending to just shy of 1,400 sq ft - a great size.

* Share of freehold and remainder of 999 year lease with modest service charges.

* High spec finishes and plenty of character.

* Perfect lock up & leave or downsize.

* Two parking spaces and walk of Hurst High Street and Hassocks Station.

* Chain free means a swift move is possible

## Welcome Home

Are you looking for a large, secure apartment in one of the area's most sought-after villages, with a long lease, two allocated parking spaces and easy access to both the A23 and Hassocks mainline station? Occupying the entire top floor of an imposing Victorian residence, this beautifully presented home offers around 1,378 sq ft of accommodation, giving it a sense of scale that is far more akin to a house than a typical apartment.

From the moment you enter the building there is a real sense of grandeur. The communal entrance retains original period tiled flooring, impressive ceiling heights and elegant proportions, setting the tone perfectly for the accommodation above. Once inside the apartment, the elevated position brings excellent natural light, rooftop views and a pleasing sense of privacy.

The living accommodation is notably generous. The principal reception room extends to almost 23ft x 16ft and offers more than enough space for both sitting and dining areas if desired. High ceilings, sloping rooflines, exposed brickwork and large windows give the room real character, while the overall feel is bright, calm and spacious.

The separate kitchen has been finished in a distinctive rustic style, with bespoke timber cabinetry, Quartz counters, traditional fittings and a flagstone-style floor. It is practical as well as characterful, with plenty of storage and preparation space for everyday use.

Both bedrooms are exceptionally large for an apartment, with the principal bedroom extending to over 19 ft and the second to approximately 17 ft 6 in. This gives real flexibility for downsizers, visiting family, home working or simply those who do not want to compromise on space. The bathroom has also been thoughtfully finished, with a freestanding roll-top bath, separate shower and period-inspired fittings.

The apartment has gas fired central heating, excellent amounts of storage space including a large walk in cupboard directly opposite the apartment's front door, ultrafast fibre and the building has just had an external redecoration programme completed.

For buyers looking to simplify without downsizing too dramatically, this home makes a lot of sense. It offers the room sizes and presence of a much larger house, but without the maintenance of a substantial private garden. Equally, for someone who travels regularly, it works particularly well as a secure lock-up-and-leave, with communal grounds, allocated parking and a long lease providing reassurance and ease of ownership.

## Step Outside

Outside, the communal gardens frame the building beautifully, with lawns, mature planting and a sweeping shingle driveway. To the rear, the apartment has two allocated off-road parking spaces, a particularly useful feature in such a central village setting.

The location is a major part of the appeal. Hurstpierpoint High Street is within easy reach for cafés, restaurants, pubs and independent shops, while Hassocks station provides regular mainline services towards London and the south coast. The A23 is also readily accessible, making this an excellent base for commuters, frequent travellers or anyone wanting village life without feeling cut off.

## 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: Leasehold with portion of the freehold
Lease: 999 years from 25 March 1972 (945 years unexpired)
Service Charge: £100 PCM approx
Local Authority: Mid Sussex
Council Tax Band: D
Available Broadband Speed: Ultrafast Fibre

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