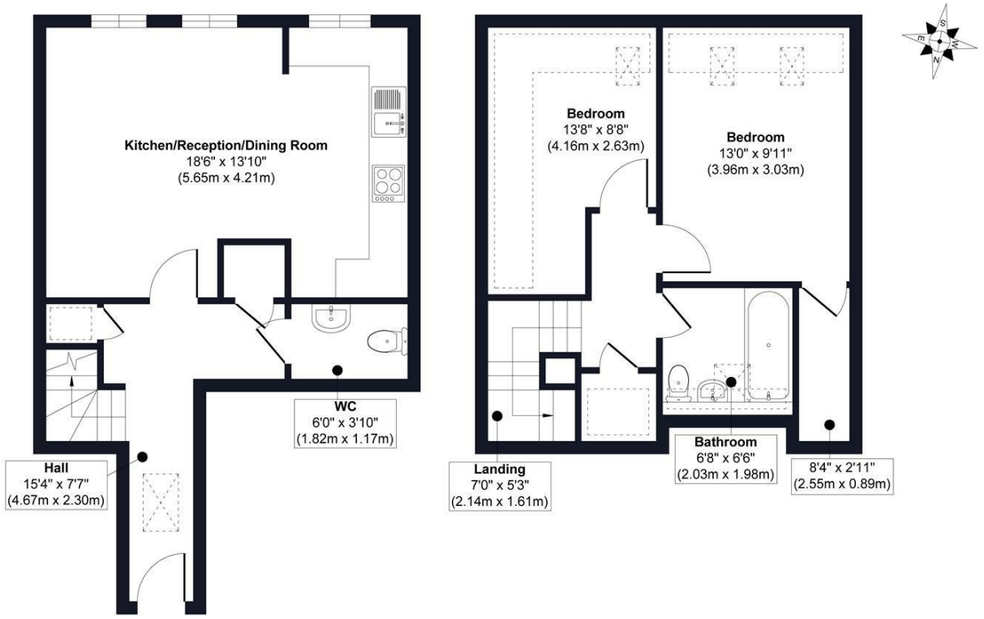


Ground Floor
Approximate Floor Area
384 sq. ft
(35.69 sq. m)

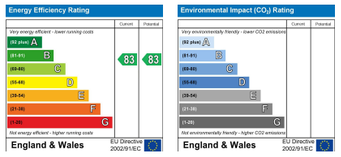
First Floor
Approximate Floor Area
382 sq. ft
(35.52 sq. m)

Approx. Gross Internal Floor Area 766 sq. ft / 71.21 sq. m

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

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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.







17 Brewery Mews, Hurstpierpoint, West Sussex, BN6 9RX

Guide Price £280,000 Leasehold - Share of Freehold

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17 Brewery Mews, Hurstpierpoint, West Sussex, BN6 9RX

Guide Price £280,000 - £290,000

What we like...

* Split level apartment giving separation between living & sleeping spaces.

* 999 year lease with portion of the freehold

* Brilliant position for the bustling village High Street offering fabulous lifestyle.

* Top floor means plenty of privacy & seclusion.

* Allocated parking space

Guide Price £280,000 - £290,000

The Apartment

A characterful split-level apartment set within a thoughtfully converted former brewery, moments from Hurstpierpoint High Street. Brewery Mews is one of the village's more distinctive developments: a handsome collection of period buildings arranged around an attractive, tucked-away courtyard. Converted in 2005 and sitting within Hurstpierpoint's conservation area, it combines the character of its industrial past with the convenience of modern village living.

Occupying the upper two floors, this spacious two-bedroom apartment extends to approximately 766 sq ft and has an appealing sense of separation between its living and sleeping spaces.

The accommodation begins with a private entrance and a useful hallway with built-in storage. The main living space is positioned on the first floor, where a series of south-facing windows draws in plenty of natural light. The open-plan arrangement allows clearly defined areas for sitting and dining, while retaining an easy sense of flow throughout.

The kitchen sits naturally alongside and is fitted with a range of Shaker-style units, generous work surfaces and integrated cooking appliances, with space and plumbing for a washing machine. A window above the worktop provides further natural light. There is also a cloakroom/WC on this level, particularly useful when entertaining.

Stairs rise to the upper floor, where the roofline and Velux windows lend the bedrooms a more individual, loft-like character. The principal bedroom is a well-proportioned double, illuminated by two roof windows, while the second bedroom is also a comfortable double and is presently arranged to provide both sleeping and workspace areas. Either room could readily accommodate those working from home.

The bathroom completes the accommodation and is fitted with a white suite, including a shower bath, with a further roof window bringing in natural light. A number of built-in cupboards throughout the apartment provide welcome storage.

Outside, the development is approached across an attractive mews-style courtyard, with allocated parking, security lighting and a video-entry system.

Further benefits include the remainder of a 999 year lease with a share of the freehold, double glazed windows, gas central heating with new boiler in Dec 2024 and access to an Ultrafast Fibre Broadband connection.



The Hurst Life...

For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer and Brewery Mews is just a moment's walk from the High Street. 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 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). 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 village of 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 1 December 2005
Service Charge, Building Insurance: £308.34 per quarter
Ground Rent: Peppercorn
Local Authority: Mid Sussex
Council Tax Band: C
Available Broadband Speed: Ultrafast Fibre

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



