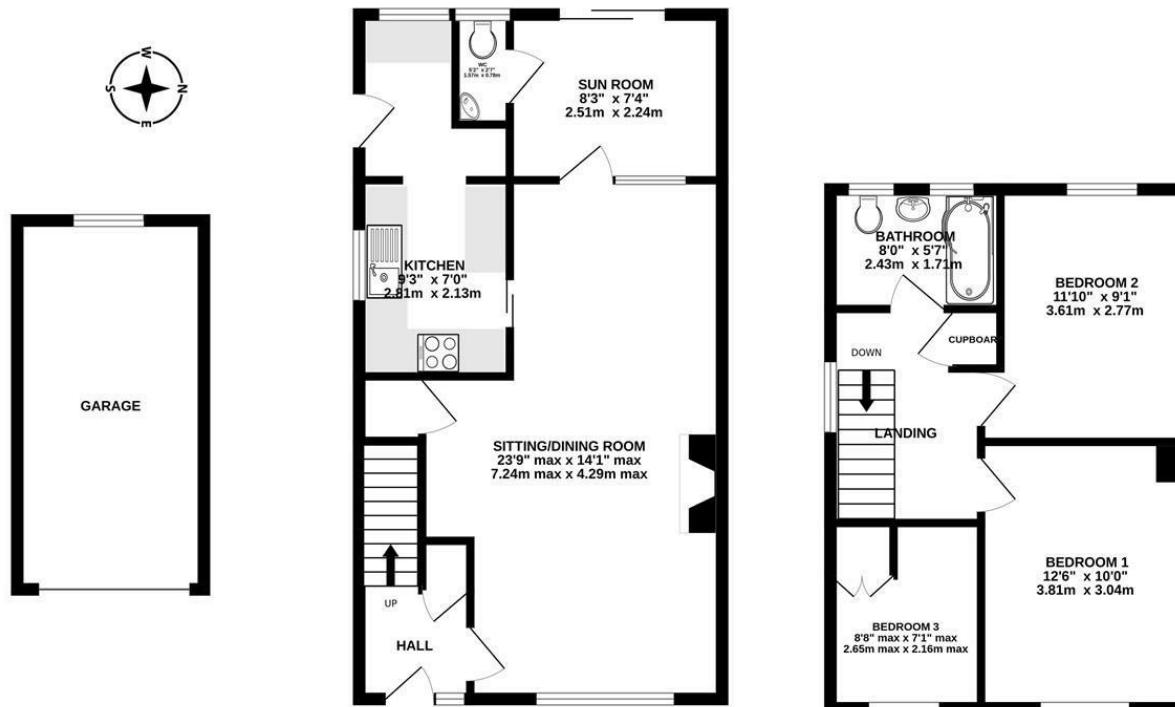




OUTSIDE  
152 sq ft. (14.1 sq.m.) approx.

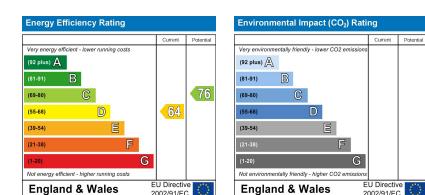
GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 952sq.ft. (88.4 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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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.



**24 Merchants Road, Hurstpierpoint, West Sussex, BN6 9UU**

**Guide Price £450,000 Freehold**

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## 24 Marchants Road, Hurstpierpoint, West Sussex, BN6 9UU

Guide Price £450,000 - £465,000

What we like...

- \* Central location in the heart of quintessential village of Hurstpierpoint.
- \* 24ft through sitting/dining room.
- \* Modern kitchen with utility area.
- \* Garage and driveway.
- \* No chain - swift move is possible

Guide Price £450,000 - £465,000

### Welcome Home

If you're looking for a three bedroom home and the idea of living in the heart of one of the most desirable villages in Mid Sussex appeals then this mid-century semi-detached home on Marchants Road in Hurstpierpoint could be the one for you.

The accommodation is spacious and well-proportioned. The heart of the home is, without doubt, the 24ft open plan living room which offers plenty of space for sitting and dining areas. The room is bathed in morning sunshine through the large east facing window, which enjoys a green outlook over the long front garden. The open fire is the perfect focal point and ideal for those chilly winter evenings.

Off the sitting room is a useful sun room which offers plenty of versatility and sliding doors open out to the garden. There is also ground floor cloakroom

The kitchen is modern and has been refitted in recent years. The shaker-style cabinetry is timeless and there is a range of integrated appliances including oven, hob, dishwasher, fridge, freezer, washing machine and tumble dryer. The extension creates a very handy utility area and side door leads out to the garden.

On the first floor there are two double bedrooms, single third bedroom and family bathroom.

The home is fully double glazed, has gas fired central heating and there is access to an Ultrafast broadband connection.

The home is also offered with no onward chain and will be vacant in January 2025.

### Step Outside

Stepping outside, the home sits on a uniquely shaped plot with a long front garden meaning you're set well back from the road. The gardens wrap around to the side and rear and are west facing meaning plenty of afternoon sunshine.

To the front is driveway parking and single garage. If more parking was required you could easily extend the garage whilst retaining a nice front garden area too.

### 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 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: SX116456  
Local Authority: Mid Sussex District  
Council Tax Band: D  
Plot Size: 0.08 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.

### NB

Please note these images have been digitally furnished for marketing purposes. Some have also been digitally edited to remove furniture to show the empty room. Whilst every effort has been made to ensure they reflect the condition, we recommend intending purchasers visit to inspect personally. These images may not form part of any offer or contract.

### AML procedure

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

