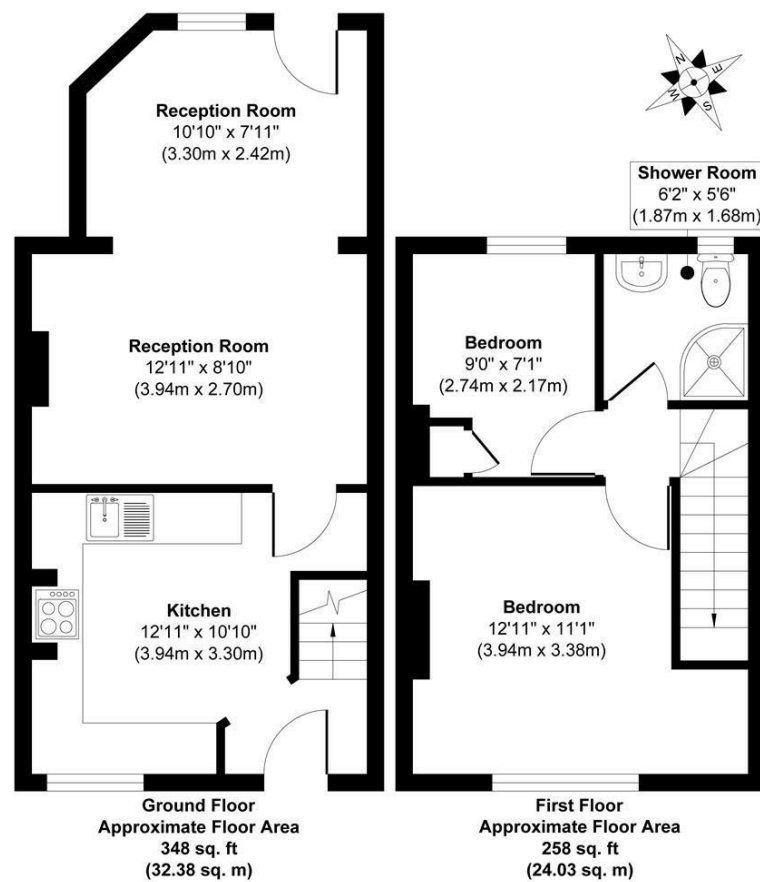
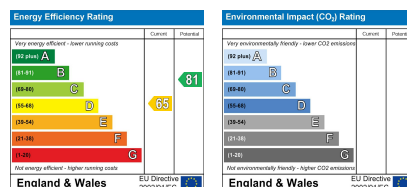




**Approx. Gross Internal Floor Area 606 sq. ft / 56.41 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**171 High Street, Hurstpierpoint, BN6 9PU**

**Guide Price £350,000 Freehold**

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

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171 High Street, Hurstpierpoint, BN6 9PU

What we like...

- \* Utterly charming period cottage in the heart of quintessential Hurstpierpoint.
- \* Spacious through sitting/dining room with door to garden.
- \* Stylish first floor shower room.
- \* Easy walk of shops, stores, pubs, coffee shops and boutiques the village has to offer.
- \* No chain means a swift move is possible.

Character Cottage

If you're looking for a charming period cottage in the very heart of quintessential Hurstpierpoint then 171 High Street will surely be of interest to you. This Grade II-listed terrace forms part of a handsome run stone cottages whose origins lie in the late Georgian period, later enriched with subtle Gothic-revival detailing, forming a quietly dignified piece of the village's architectural and social history.

Upon entry you step into a small hall that provides separation from the kitchen and living space, acting as a buffer from the street.

The kitchen is simple and well considered, arranged around a practical U-shaped layout. Timber cabinetry in a warm, natural finish sits comfortably within the space, paired with pale worktops and softly glazed tiles laid in a clean, linear pattern. A recessed cooking area beneath a modest extractor hood creates a natural centre point, while traditional cupboard doors and unfussy hardware give the room a calm, functional feel.

The main living space is a generous space with the sitting room flowing naturally into a dining area beyond. At its heart, a simple fireplace which provides a gentle focal point, lending warmth and a sense of tradition to the room. Light enters from a large window at the far end, drawing the eye through the room and reinforcing its sense of openness and it is larger than many of the neighbouring cottages as it has been extended in the past.

On the first floor there are two bedrooms and a stylish, modern shower room. It is worth noting that many of these homes have ground floor bathrooms, but the extension and previous reconfiguration has improved the layout greatly. The main bedroom is a double room with alcove perfect for a built in wardrobe. The cast iron fireplace provides a characterful focal point. The second bedroom is a generous single and ideal for visiting guests or as a work-from-home space.

Step Outside

To the rear is a small courtyard garden. The paved nature means any upkeep is minimal and it is a pleasant spot to sit and relax on a balmy summer's evening. Handily, there is gated rear access too.

The home is offered for sale chain free meaning a swift move is possible.

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, Nurple Indian, Morleys Bistro, Iris Bakers and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb.

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 Finer Details

Tenure: Freehold  
Title Number: WSX240186  
Local Authority: Mid Sussex District  
Conservation Area: Yes - Hurstpierpoint  
Council Tax Band: B  
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.

N B

Some photos have been digitally furnished for illustrative and marketing purposes only.

