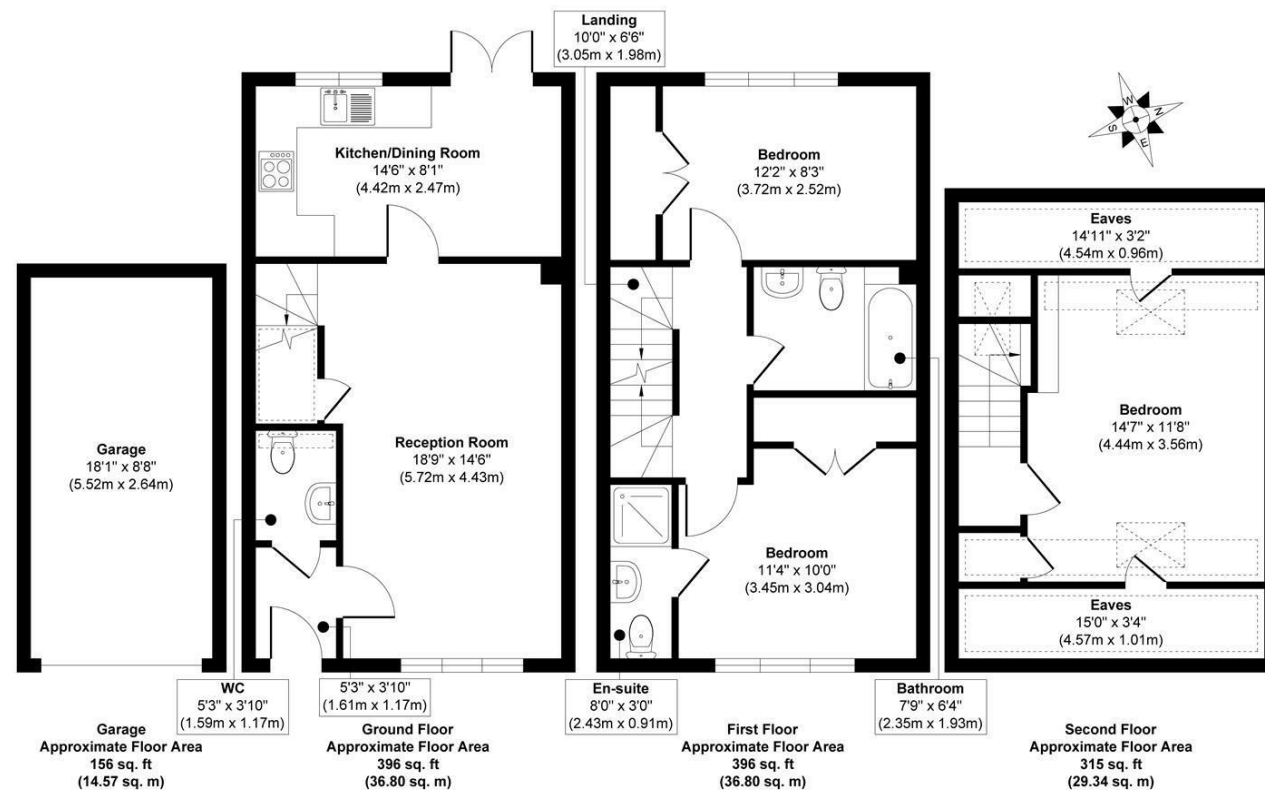
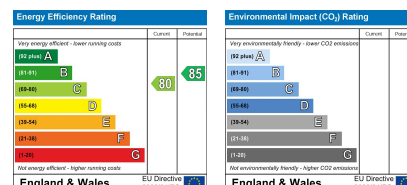




Approx. Gross Internal Floor Area 1263 sq. ft / 117.51 sq. m (Including Garage)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



14 The Grange, Hurstpierpoint, Hassocks, BN6 9FD

Guide Price £425,000 Freehold

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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.

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14 The Grange, Hurstpierpoint, Hassocks, BN6 9FD

Guide Price £425,000 - £450,000

What we like...

- * Great layout with kitchen/diner opening on to the garden.
- * Impressive loft conversion has created a generous third bedroom .
- * Sunny west facing garden with afternoon/evening sunshine.
- * Peaceful spot within easy walking distance of the village centre and St Lawrence Primary School.
- * Garage in block to the rear.

Guide Price £425,000 - £450,000

A Modern Village Home...

If you are looking for a modern home, coupled with a quintessential village lifestyle in one of the area's most desirable villages then this fabulous, terraced town house could be just the one you have been waiting for. Whilst being on a modern development, you have open countryside almost on your doorstep and you're within easy reach of the village High Street with its pubs, stores, coffee shops and boutiques.

Built in 2008 and later enhanced by the current owner with a loft conversion, this well presented home offers nicely balanced accommodation arranged over three floors, with a practical layout that works particularly well for modern living.

On the ground floor, the main reception room is a comfortable and inviting space, while to the rear the kitchen/dining room overlooks and opens directly onto the garden, creating a natural spot for everyday family life and easy entertaining. The direct connection to the outside works especially well in the warmer months and gives the rear of the house a light, sociable feel. There is also a useful ground floor cloakroom.

The first floor provides two bedrooms, including one with en-suite shower room, together with the family bathroom. The loft conversion, completed by the current owner, has created an impressive top floor bedroom with useful eaves storage, adding valuable extra space and flexibility whether used as a principal bedroom, guest room or work-from-home area.

Overall, this is a smart, modern home with versatile accommodation, a good sense of light and space, and a layout that is both functional and easy to live in. There is gas central heating, Ultrafast fibre broadband and double glazing throughout.

Step Outside

Outside, the rear garden enjoys a westerly aspect, making the most of afternoon and evening sunshine. It is designed for low maintenance with a patio adjoining the house and an area of lawn beyond. There is also the added benefit of a garage located in a nearby block.



The Hurst Life

The Grange is a popular, modern development that lies off Albourne Road on the west side of Hurstpierpoint, ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal. The development itself has a play park for families too.

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 a pint of 'Harveys Best' in front of a roaring open fire. The local's 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). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M).

The Specifics

Title Number: WSX320217
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband: Ultrafast Fibre

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

