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VIEWING BY APPOINTMENT WITH PSP HOMES  
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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.

**PSP**homes



**6 Merchants Road, Hurstpierpoint, West Sussex, BN6 9UT**

**Offers Over £500,000 Freehold**

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## 6 Marchants Road, Hurstpierpoint, West Sussex, BN6 9UT

### What we like...

- \* Excellent order throughout with no work required.
- \* Peaceful but convenient location within easy walk of Hurstpierpoint High Street.
- \* Spacious, well-arranged accommodation.
- \* Sunny south facing rear garden with wrap around side/front gardens too.
- \* No chain means a swift move is possible.

### Welcome Home

If you're looking for a spacious, detached bungalow that offers you the opportunity to live a quintessential village lifestyle in charming Hurstpierpoint then 6 Marchants Road will surely be of interest.

The home is offered for sale with no onward chain and is very well-presented throughout, ready for immediate occupation.

Upon entry you're welcomed into a central hallway which leads to each of the rooms. The main living space is the fabulous living room which extends to nearly 21ft giving plenty of space for sitting and dining areas. The room is flooded with natural light via the large curved window which makes the most of the southerly aspect. This fireplace provides a natural focal point and the living space flows freely into the superb conservatory, which was added in recent years and enjoys a lovely outlook over the garden.

The kitchen is neat and modern with contemporary cream cabinets which sit under wood-effect counters. There is plenty of storage and prep space, an integrated gas hob and oven and space for the other appliances too.

Both bedrooms are good size doubles and almost exactly the same size. Both have fitted wardrobe space and overlook the front garden. These are served by the stylish family bathroom.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection – great for those who work from home. There is also no onward chain, meaning a swift move is possible.

### Step Outside

In total, the home sits on a 0.16 acre plot with large wrap around side and front gardens. To the rear is a delightful and sunny south facing garden, meaning sunshine throughout the day. The paved terrace is the perfect spot for some 'al-fresco' dining and the beds are well stocked with pretty plants and shrubs.

The detached garage provide handy storage and offers conversion potential, if preferred. There is driveway parking for two/three cars.

### 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 CE. 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: Freehold  
Title Number: SX96866  
Local Authority: Mid Sussex District  
Council Tax Band: D  
Plot Size: 0.16 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 - Anti Money Laundering

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.

