



The Beeches

MOSSY MILE | ALBOURNE ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9UA

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Situation

A rarely available detached house situated along a private road with huge scope to enlarge and benefiting from private south facing garden and stunning views of the South Downs

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Occupying an enviable position along a private lane just moments from the heart of the village, 'The Beeches' is a delightful detached family home commanding breathtaking views across the South Downs National Park. Believed to date from 1957, the property offers well balanced accommodation arranged over two floors whilst presenting an exciting opportunity for a purchaser to enlarge, remodel or enhance the existing footprint, (stnc). Designed to make the very most of its exceptional setting, principal reception rooms are positioned to the rear of the house where the sitting room, dining room and kitchen/breakfast room all enjoy wonderful views across the gardens and beyond to the rolling Downs. It should be noted that the dining room has french doors that when open create a wonderful connection to the rear garden. A separate study provides an ideal space for home working or quieter retreat. To the first floor are four well proportioned bedrooms served by a family bathroom, whilst the principal bedroom benefits from an en-suite shower room. The beautifully landscaped gardens are a particular feature of the property. Sweeping lawns, framed by mature planting, provide a wonderful setting for both entertaining and relaxation, with the far-reaching South Downs views creating a spectacular backdrop throughout the seasons. A paved terrace adjoins the rear of the house, offering the perfect spot to relax whilst enjoying the surrounding scenery and privacy. To the front, an attractive lawn and established planting create a quintessential country house approach. A driveway provides off road parking for several vehicles and leads to the detached double garage.



Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Space for gas cooker
- » Space for slimline dishwasher
- » Space for washing machine
- » Large larder cupboard



Bathrooms

'Family Bathroom

- » Panelled bath with traditional taps and hand shower attachment
- » Wash hand basin
- » Half tiled walls



En-Suite Shower Room

- » Large fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin



Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Attached double garage
- » Huge scope for extension (stnc)
- » Landscaped rear south facing garden
- » Panoramic views of the South Downs over neighbouring farmland



External

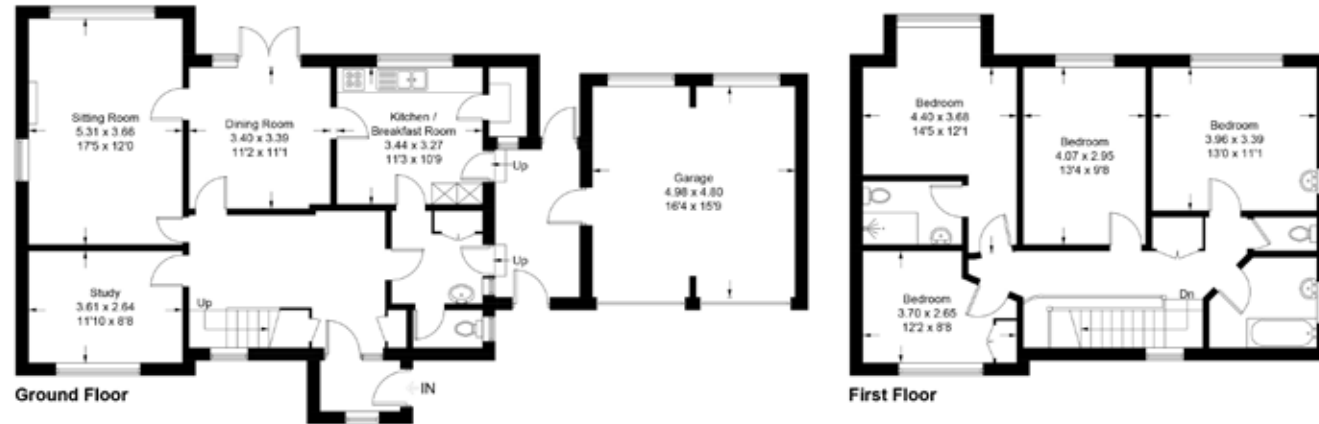
Approached via a tarmacadam driveway providing off road parking and access to the attached double garage, the property enjoys an attractive frontage with a neatly maintained lawn enclosed by a traditional brick wall, creating an inviting first impression. Gated side access leads through to the rear garden, where a generous paved patio spans the rear of the house, providing the perfect setting for outdoor dining and entertaining. Beyond, an impressive sweep of manicured lawn unfolds towards the horizon, interspersed with mature specimen trees that enhance both privacy and character. The garden's true highlight, however, is the breathtaking backdrop of glorious panoramic views across the South Downs. The grounds blend seamlessly with the surrounding landscape, creating an exceptional sense of space and connection to the countryside.





Albourne Road, Hurstpierpoint, BN6 9UA

Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft
(Including Garage)



Transport Links

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.4 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 18.8 miles

Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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