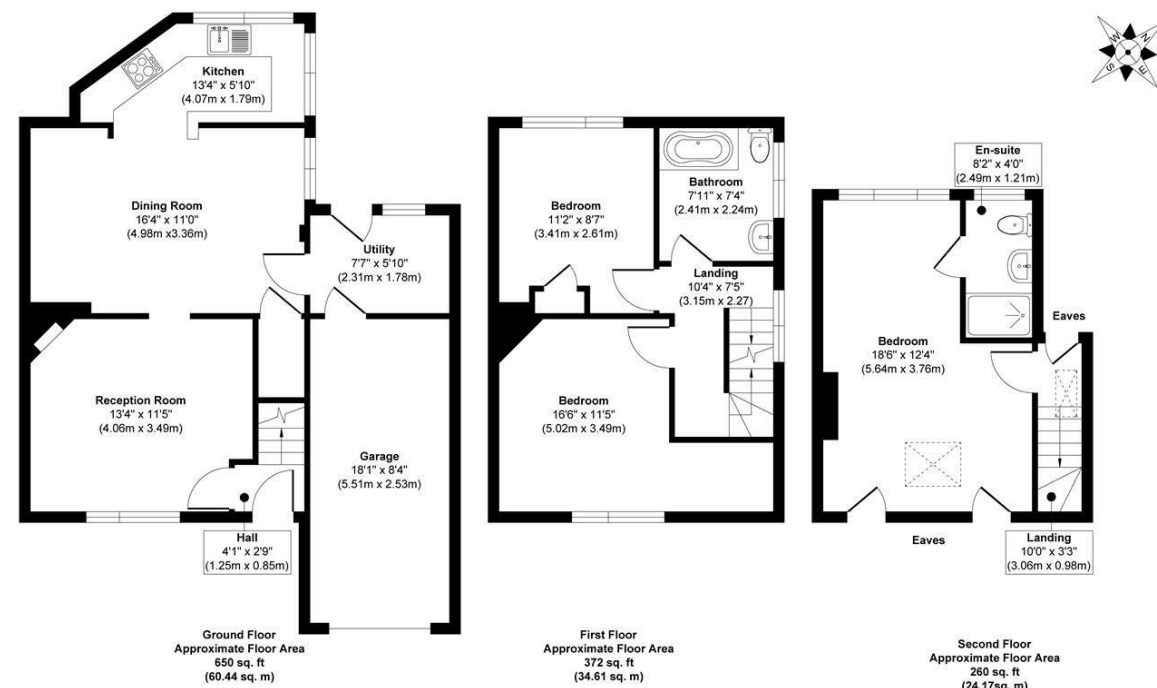
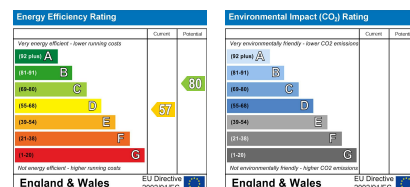




Approx. Gross Internal Floor Are 1282 sq. ft / 119.22 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



38 Kemps, Hurstpierpoint, BN6 9UF

Guide Price £425,000 Freehold

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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.

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38 Kemps, Hurstpierpoint, BN6 9UF

Prime Village Location: Situated in the sought-after village of Hurstpierpoint, offering easy access to local shops, cafes, schools, and green spaces. The nearby railway station provides regular, convenient connections to Brighton and beyond.

Spacious Ground Floor: Features a large reception room with a fireplace, a generous dining/family room ideal for entertaining, and a modern fitted kitchen with ample space for appliances. Includes a utility room and direct access to the integral garage, which could be converted into additional accommodation if required.

Comfortable Bedrooms: Two well-sized bedrooms on the first floor share a modern family bathroom, while the entire second floor is dedicated to a spacious master suite with a private en-suite shower room.

Private Garden: Offers a large Indian sandstone patio perfect for outdoor dining and entertaining, alongside a well-maintained lawned area and a storage shed for garden equipment.

Additional Features: Bright and inviting interiors with tasteful decor, plenty of natural light, a large driveway providing off-road parking, and side access leading to the garden. Ideal for families or professionals seeking quality living in a convenient village setting.

Guide Price £425,000 - £450,000

The Home...
Nestled in the sought-after village of Hurstpierpoint, this family home in Kemps offers an ideal balance of village tranquility and easy accessibility. Hurstpierpoint itself is renowned for its vibrant community life, featuring a variety of shops, cafes, reputable schools, and picturesque green spaces. Commuters will appreciate the convenience of the local railway station, providing straightforward and regular connections to Brighton and beyond, making this an excellent location for those seeking the perfect blend of countryside charm and urban accessibility.

The ground floor of this property is designed to accommodate modern family life with style and practicality. The spacious reception room features a fireplace, creating a cozy focal point. Adjacent is a generous dining/family room, ideal for entertaining or relaxed family gatherings, offering plenty of space to accommodate a large dining table and seating area. The modern fitted kitchen is thoughtfully designed with ample room for a range of appliances and provides direct access to the utility room, which enhances the functionality of the home. Additionally, the ground floor benefits from direct access into the integral garage, offering excellent storage or the potential to create further accommodation should the need arise.

Upstairs, two well-proportioned bedrooms share a modern family bathroom, while the entire second floor is dedicated to a spacious master suite complete with a private en-suite shower room, providing a peaceful retreat.

Moving Outside...
The rear garden offers a large Indian sandstone patio, perfect for outdoor dining and entertaining, complemented by a well-maintained lawned area ideal for family activities or relaxing in the sunshine. A useful storage shed provides additional space for garden tools and equipment. Outside, a large driveway provides ample off-road parking, and side access leads to the private garden.

This property represents a wonderful opportunity for families or professionals seeking a quality home in a prime location, offering excellent living space alongside all the benefits of village life with easy connections to the city.



Hurst Life...
Kemps is ideally located just 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 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...
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

