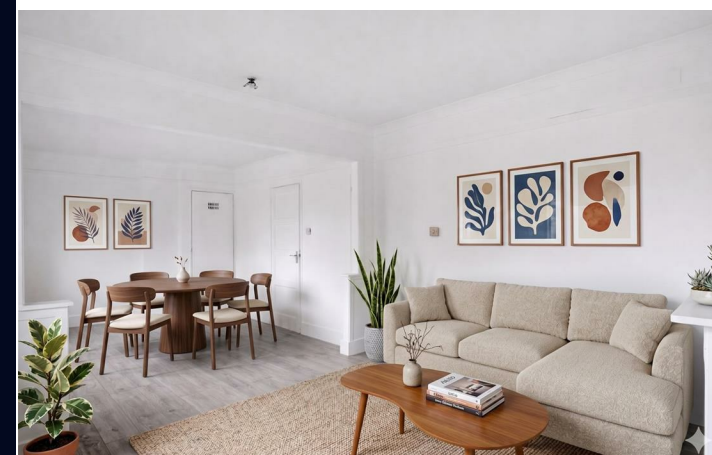
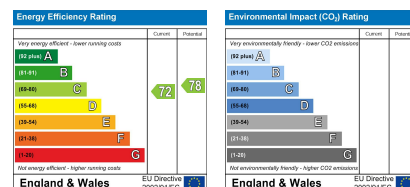


**Approx. Gross Internal Floor Area 1200 sq. ft / 111.70 sq. m (Including Garage & Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**20 Willow Way, Hurstpierpoint, West Sussex, BN6 9TQ**

**Guide Price £375,000 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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## 20 Willow Way, Hurstpierpoint, West Sussex, BN6 9TQ

Guide Price £375,000 - £400,000

What we like...

- \* Fully renovated home that is truly turn key with no work required,
- \* Generous room sizes with three double bedrooms and impressive reception room.
- \* Stylish kitchen and bathroom.
- \* West facing garden with outbuilding offer conversion potential to create home office.
- \* Hurstpierpoint location - one of most desirable village in Mid Sussex.
- \* No chain means a swift move is possible.

**Guide Price £375,000 - £400,000**

### Welcome Home

A recently renovated three double bedroom semi-detached home in a convenient Willow Way setting in Hurstpierpoint, offered for sale with no onward chain.

This bright, well-presented home has been updated throughout and now offers clean, neutral interiors, new flooring and carpets, full double glazing and gas central heating, making it an easy move for a buyer seeking something ready to occupy. The layout works particularly well for modern day living, with an entrance hall leading through to a spacious dual aspect reception/dining room that provides plenty of room for both sitting and dining areas. It is a naturally light space with a practical flow through to the kitchen, which has been refitted in a simple contemporary style with ample worktop space and storage.

Upstairs, the first floor offers three genuine double bedrooms, which is a real strength of the house and gives flexibility for families, guests or anyone needing work-from-home space. These are served by a smartly refitted bathroom with a fresh, modern finish.

### Step Outside

Outside, the property continues to impress. To the front there is driveway parking, while to the rear the west-facing garden enjoys the afternoon and evening sun, with a patio area and lawn providing plenty of space to relax or entertain. A particularly useful feature is the detached outbuilding, which offers huge scope to create an excellent home office, studio or hobby space, subject to any necessary requirements.

Altogether, this is a smart, freshly updated home with well-balanced accommodation, three double bedrooms, useful outside space and no chain above.

### The Hurst Life

Willow Way sits off Cuckfield Road is ideally located just 10-15 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

Title Number: WSX198006

Local Authority: Mid Sussex District Council

Council Tax Band: B

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.

