



Hurst Meadow View

LITTLE PARK FARM | MARCHANTS CLOSE | HURSTPIERPOINT | WEST SUSSEX | BN6 9UZ

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Situation

A striking brand new contemporary home backing on to Hurst Meadows, set within an large private gardens of approximately 0.6 of an acre and just a short walk from the centre of the village

Occupying a magnificent position in the very heart of the village, this exceptional newly built residence combines striking contemporary design with a remarkable degree of privacy and direct gated access to the picturesque Hurst Meadows. Thoughtfully designed to meet the demands of modern family living, the property offers beautifully proportioned and light filled accommodation extending across two floors. The architectural design is complemented by elegant cladding and expansive glazing, creating a seamless connection between the interior spaces and the surrounding gardens. The ground floor is centred around an outstanding open plan kitchen/breakfast room, undoubtedly the heart of the home, featuring bespoke cabinetry, premium integrated appliances and generous space for both everyday family life and entertaining. A substantial sitting room provides a sophisticated setting for relaxation, whilst two further reception rooms offer excellent versatility, currently arranged as a study and an additional sitting room, ideal for home working, hobbies or formal entertaining. To the first floor there are four beautifully appointed double bedrooms, each benefiting from its own stylish en-suite shower room, providing luxurious and private accommodation for both family and guests. Outside, the gardens create a wonderful sense of seclusion, with expansive lawns framed by attractive post and rail fencing and laurel hedgerow. The grounds provide ample space for recreation, entertaining and enjoying the peaceful surroundings, whilst the direct access to Hurst Meadows offers a rare opportunity to step straight into one of the area's most cherished natural settings. Completing the property is a sympathetically designed double carport and extensive driveway providing generous parking for several vehicles.



Overview

Kitchen

- » Shaker style wall and base units
- » 'Carrera' marble solid work surface
- » 'Belling' range cooker
- » Extractor fan over
- » Integrated 'Neff' full size freezer
- » Integrated 'Neff' full size fridge
- » Integrated 'Neff' dishwasher
- » Integrated wine cooler
- » Engineered oak flooring

Bathrooms

The 4 Bedrooms will be serviced by a Family Bathroom and 2 En-Suite Shower Rooms including:

- » Free standing bath with wall mounted taps and hand shower attachment
- » Large shower cubicle with 'Hansgrohe' thermostatic shower systems
- » Low level w.c. suite with concealed cisterns
- » 'Arezzo' wall mounted basins
- » Heated ladder style towel radiators
- » luxury vinyl flooring with electric underfloor heating



Specification

- » Air source heat pump
- » Bespoke kitchen with range of luxury integrated appliances
- » Underfloor heating to the whole of the ground floor
- » Electric underfloor on first floor bathroom and en-suite shower rooms
- » Landscaped gardens
- » Private gated access to Hurst Meadows
- » Detached double car port
- » Gated entrance with timber five bar gate
- » Private drainage

External

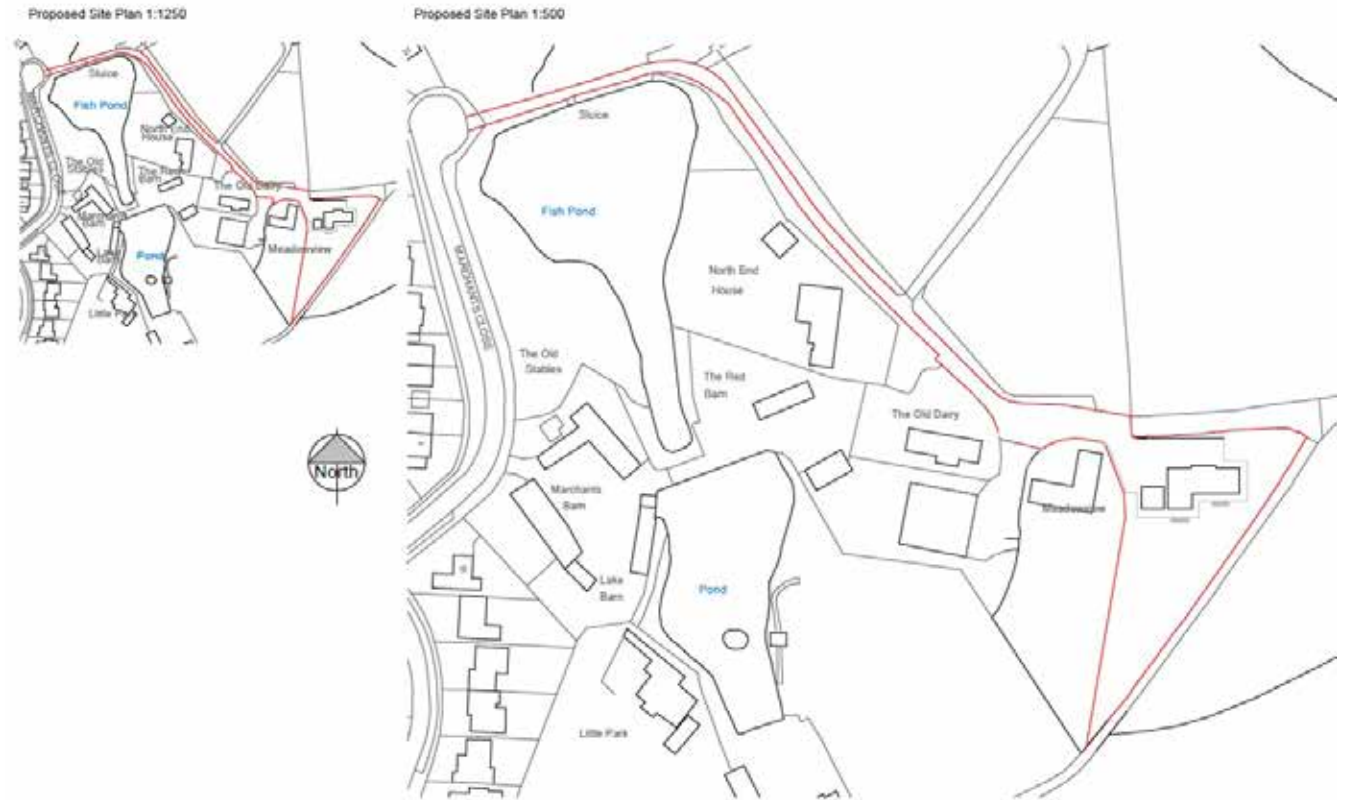
The property is approached via a private lane and via timber 5 bar gates over a 'Cotswold Buff' stone chipped driveway providing parking for several cars and access to the double car port, timber clad with brick dwarf walls and tiled roof. The gardens extend to the south and east and are predominately laid to lawn with a flagstone patio adjoining the rear of the property. post and rail fencing and laurel hedgerow surround the property.

Location

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.

Agents Notes

- » The property is undergoing construction and the approximate date for completion would be December 2026
- » Planning ref: DM/25/3176





Little Park Farm, Marchants Close, Hurstpierpoint, BN6 9UZ

Approximate Gross Internal Area = 279.64 sq m / 3010 sq ft
 Car Port = 36.00 sq m / 387 sq ft
 Total = 315.64 sq m / 3397 sq ft
 (Excluding Void)

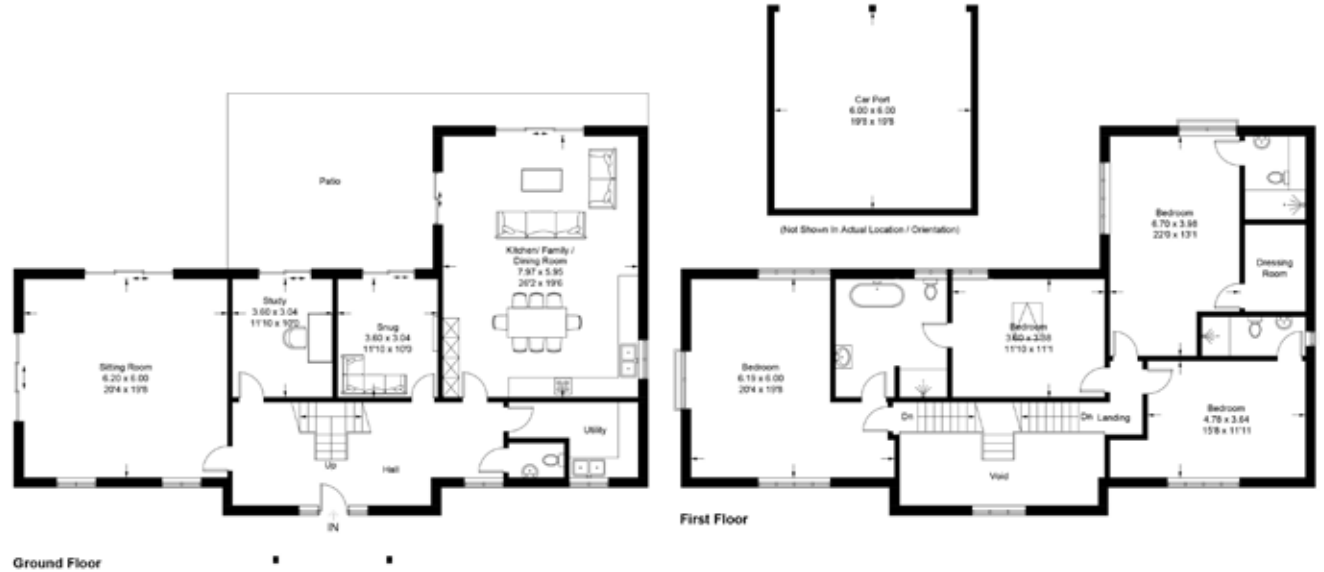


Illustration for identification purposes only, measurements are approximate, not to scale.
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Transport Links

| | |
|------------------------------|-------------------|
| Hassocks Train Station | approx. 2 miles |
| Haywards Heath Train Station | approx. 7.5 miles |
| London Victoria By Train | approx. 45 mins |
| A23 Slip Road | approx. 1.4 miles |
| Brighton | approx. 9.5 miles |
| Gatwick Airport | approx. 20 miles |

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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