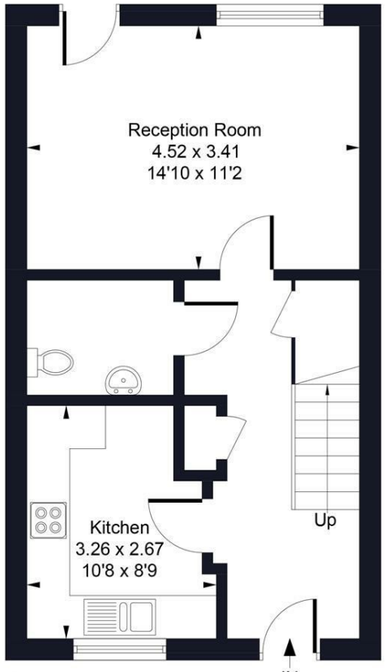
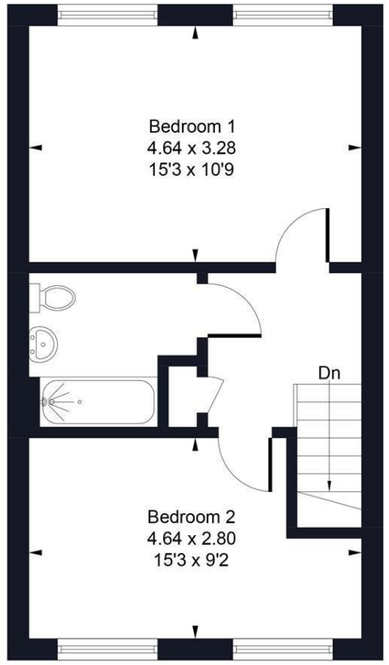


Ground Floor

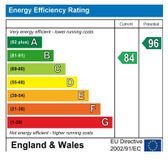


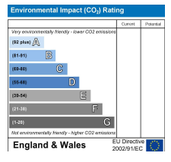
First Floor

Approximate Gross Internal Area
78.20 sq m / 842 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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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.







49 Iden Hurst, Hurstpierpoint, BN6 9XZ

60% Shared ownership £237,000 Leasehold

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49 Iden Hurst, Hurstpierpoint, BN6 9XZ

What we like...

* Affordable way to acquire a house with shared ownership purchase - 60% or more available

* Stylish interiors and modern finishes throughout.

* Fabulous village with thriving community, bustling High Street and great primary school.

* Lovely outlook over a central green.

* Countryside on your doorstep and only 10 mins walk to village centre.

Welcome Home
Offering a more affordable route to homeownership in Hurstpierpoint, this beautifully presented two-bedroom semi-detached house is available through shared ownership (60% share available for purchase), enjoying an attractive position overlooking a central green, with driveway parking and a generous private garden.

Positioned within the popular Bramble Park development, overlooking an attractive central green, the property offers approximately 842 sq ft of thoughtfully arranged accommodation, with a particularly inviting interior, generous garden and private driveway parking.

If you're looking to take a step onto the property ladder, or simply searching for a more accessible way to own a home in this sought-after village, 49 Iden Hurst could be just what you're looking for.

Positioned within the popular Bramble Park development, the property offers approximately 842 sq ft of thoughtfully arranged accommodation, with a particularly inviting interior, generous garden and private driveway parking.

From the outside, the home's white weatherboard exterior lends it a distinctive, almost New England-inspired appearance, while inside, the accommodation has been lovingly maintained and thoughtfully decorated, with an appealing combination of contemporary finishes, natural materials and confident splashes of colour.

The ground floor is arranged around a welcoming entrance hall, with a staircase rising to the first floor and a useful downstairs cloakroom. To the front, the kitchen is both stylish and practical, featuring crisp white cabinetry, warm wood-effect worktops, attractive sage-green metro tiling and a contrasting dark tiled floor. There's plenty of cupboard and worktop space, making it a well-considered room for everyday cooking.

To the rear of the house, the reception room is a wonderfully versatile space, comfortably accommodating both living and dining areas without either feeling compromised. A glazed door opening directly onto the garden, creating an easy connection between inside and out during the warmer months.

Upstairs, the sense of space continues with two generously proportioned double bedrooms. The principal bedroom is particularly impressive, measuring approximately 15'3 x 10'9, with two windows drawing in plenty of natural light and ample space for substantial bedroom furniture.

The second bedroom is equally adaptable. This flexibility makes it ideal as a guest bedroom, nursery or dedicated home office, depending on the needs of its next owners. A contemporary family bathroom, finished with striking dark walls, textured tiling and a shower over the bath, completes the first-floor accommodation.



Step Outside
Outside, the rear garden is a particular highlight. Generous for a home of this size, it offers a delightful combination of paved seating space, lawn, mature planting and raised vegetable beds. The established shrubs and trees lend a welcome sense of privacy, while the garden's productive planting offers the opportunity to grow your own fruit and vegetables. It's a lovely space for summer evenings, outdoor dining or simply enjoying a little peace and quiet. A garden shed provides practical additional storage. To the side, there is driveway parking.

The Hurst Life
The setting is another compelling part of the appeal. Iden Hurst forms part of an attractive residential development on the edge of Hurstpierpoint, with green open spaces, a nearby children's play area and easy access to Hurst Meadows. The village's bustling High Street is within comfortable walking distance, offering an excellent selection of independent shops, cafés, pubs and restaurants, alongside everyday amenities and a well-regarded primary school. For those needing to travel further afield, nearby Hassocks provides a mainline railway station with regular connections towards London and Brighton, making this a practical location for commuters while retaining the relaxed pace of village life.

Shared Ownership
The property is offered through Hyde New Homes at £237,000 for a 60% share, based on a full market value of £395,000. The advertised monthly rent on the remaining share is £438.82, with a service charge of £71.75 and ground rent of £20.83 per month, subject to applicable reviews. Local eligibility criteria apply, including a requirement to demonstrate a residential or employment connection to Mid Sussex. Prospective purchasers must satisfy Hyde's shared ownership eligibility and affordability requirements.

The Specifics
Tenure: Leasehold
Lease: 999 years from and including 1 August 2018
Shared Ownership: 60% with remaining 40% owned by Hyde Housing Association
Rent: £438.82 payable on the remaining 40%
Service Charge: £71.75 PCM
Ground Rent: £20.83 PCM
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct and have been provided in good faith, but we recommend intending purchasers check personally before exchanging contracts.





