

HAMLYN SMITH

GUIDE PRICE £650,000 - £675,000

WESTERN ROAD, HURSTPIERPOINT

3 BEDROOMS
2 RECEPTION ROOMS
2 BATHROOM/WC

GUIDE PRICE £650,000 - £675,000

Situated on Western Road in the sought-after village of Hurstpierpoint, this beautifully presented three-bedroom home has been thoughtfully extended and modernised throughout. Featuring an impressive open-plan kitchen and dining area, a spacious principal bedroom within a loft conversion, a modern family bathroom and a separate utility room with downstairs cloakroom. The property also benefits from a generously sized garden room, a private rear garden and two allocated parking spaces, offering stylish and versatile accommodation in a desirable village location.

- 3-Bedroom End of Terrace Family Home
- Open-plan Kitchen/Diner
- Driveway With Parking For 2 Cars
- Modern Kitchen
- Separate Utility & WC
- West Facing Garden with Garden Room and Side Access
- Large Family Bathroom
- Walking Distance to Hurstpierpoint High Street
- EPC Rating D | Council Tax Band C





















Gross Internal Floor Area 1366 sq.ft (127 sq.m)

Illustrations for identification purposes only, measurements are approximate, not to scale





HAMLYN SMITH

Situated on Western Road, in the highly sought-after village of Hurstpierpoint, this beautifully presented three-bedroom home has been thoughtfully extended and modernised throughout, offering stylish and spacious accommodation finished to an excellent standard. With an impressive open-plan kitchen and dining area, a superb loft conversion, a substantial garden room and two allocated parking spaces, the property combines contemporary living with a practical layout, making it an ideal home for families and those looking to enjoy village life.

Western Road is conveniently positioned within easy reach of Hurstpierpoint's picturesque High Street, which offers a wonderful selection of independent shops, cafés, restaurants and everyday amenities. The village is surrounded by beautiful Sussex countryside, with plenty of scenic walks nearby, while the neighbouring villages of Hassocks and Burgess Hill provide further shopping facilities and mainline railway connections to London, Brighton and the South Coast.

The ground floor has been thoughtfully designed to create a bright, modern and sociable living environment, with the impressive rear extension forming a particular highlight of the home. The spacious open-plan kitchen and dining area provides a fantastic setting for everyday family life and entertaining, with a contemporary finish that complements the property's modern interior. The extended accommodation creates a wonderful sense of space, allowing the kitchen and dining areas to flow naturally together. A separate utility room provides valuable additional storage and space for laundry appliances, while a convenient downstairs cloakroom is accessed directly from the utility room, adding further practicality to the ground-floor layout.

The first floor offers two well-presented bedrooms, both providing comfortable and versatile accommodation suitable for family members, guests or those requiring a dedicated home office. A modern family bathroom serves this floor, with freestanding roll-top bath, traditional sink, and separate shower cubible, continuing the stylish finish found throughout the property.

Occupying the top floor is the impressive principal bedroom, created through a thoughtfully designed loft conversion. This wonderful addition provides a spacious and private retreat, separate from the remaining bedrooms, and makes excellent use of the available space. The conversion adds a further dimension to the accommodation, creating a beautifully balanced home arranged over three floors.

Externally, the property benefits from a rear garden, offering an enjoyable outdoor space for relaxing and entertaining. A particularly impressive feature is the generously sized garden room, which provides a fantastic additional space separate from the main house. Its substantial proportions offer excellent versatility, whether used as a home office, gym, hobby room or additional entertaining space. This valuable addition further enhances the property's appeal, providing a flexible area that can easily adapt to a variety of lifestyles and requirements. The property also benefits from two allocated parking spaces, offering convenient off-road parking in this desirable village setting.

Beautifully modernised and carefully extended, this attractive home offers an excellent combination of contemporary style, comfortable living space and a highly convenient location. With its impressive open-plan layout, versatile accommodation, substantial garden room and quality finish throughout, the property presents a fantastic opportunity for buyers looking for a ready-to-move-into home in Hurstpierpoint.

MID SUSSEX
9 Keymer Road | Hassocks | BN6 8AD
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE
50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk