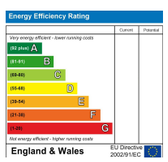
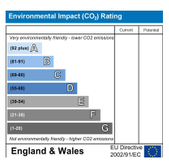
Wilderness Road, Hurstpierpoint, BN6 9XD

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025





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Spenny Thorne, 13 Wilderness Road, Hurstpierpoint, West Sussex, BN6 9XD

Guide Price £600,000 Freehold

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Spenny Thorne, 13 Wilderness Road, Hurstpierpoint, West Sussex, BN6 9XD

Guide Price £600,000 - £650,000

What we like...

* Stylish modern bungalow with contemporary finishes throughout.

* Peaceful position but easy reach of village High Street and St Lawrence School.

* Superb open plan living space with doors to garden - great for entertaining.

* Beautifully landscaped garden and wrap around corner plot.

Guide Price £600,000 - £650,000

Welcome Home

It is rare to find a bungalow that offers such a contemporary, modern finish, but this beautifully renovated and extended semi-detached home does exactly that. The layout has been carefully considered to suit modern family life, with stylish interiors, versatile bedroom space and a superb open plan living area that connects effortlessly with the garden.

The home has been significantly improved by the 2022/23 extension, which created the principal bedroom, study/bedroom and third bedroom, adding excellent space and flexibility to the original layout. The result is a bungalow that feels surprisingly generous, practical and very much designed around modern family living.

The heart of the home is without doubt the open plan kitchen/sitting/dining room. Extending to almost 20ft, this is a wonderfully sociable space with distinct zones for cooking, relaxing and dining, all brought together by a lovely sense of light and flow. Wide doors open directly onto the garden, creating a seamless connection between inside and out — perfect during the summer months when the terrace becomes a natural extension of the living space.

The kitchen itself has a stylish, relaxed feel with white shaker-style cabinetry, white worktops, subway tiling and open shelving. There is plenty of prep and storage space, integrated appliances and a breakfast bar/peninsula which works perfectly for morning coffee, children's tea or chatting with friends while cooking. The sitting area sits just beyond, overlooking the garden, while the dining area comfortably accommodates a large table beneath contemporary pendant lighting.

The bedroom accommodation is well balanced and offers excellent versatility. The principal bedroom is a superb room, measuring over 17ft, with fitted wardrobes and its own contemporary en-suite shower room. There are three further bedrooms, one of which works perfectly as a study, nursery or guest bedroom, giving the home real flexibility for those who work from home or need adaptable family space.

The family bathroom is beautifully finished with grey metro tiling, patterned floor tiles, a bath with shower screen, wall-hung basin and WC. The en-suite has a more contemporary boutique feel with large format tiling, black fittings, a walk-in shower and stylish black basin.

The décor throughout is fresh, calm and modern, with herringbone-style flooring to the bedrooms and wood-effect flooring through the main living space. The home feels ready to move into, while still offering scope for further extension if required, subject of course to the necessary consents.

The home has eight solar panels and 5kw battery that contribute to keeping energy bills to a minimum. Our clients are a family of four and pay circa £70 per month for electricity, which includes heating and hot water.

Step Outside

The rear garden is a real highlight and has been thoughtfully landscaped to create a fantastic family and entertaining space. Directly off the house is a raised decked terrace, ideal for sitting with a morning coffee or evening drink while overlooking the lawn

To one side of the garden is a large paved entertaining terrace with pergola, built-in BBQ and plenty of space for outdoor dining and lounging — a brilliant spot for summer gatherings. The central lawn provides plenty of room for children to play, while a separate play area with climbing frame and trampoline is nicely tucked away.

The plot wraps around the property, giving a lovely sense of space and privacy. There is also useful external storage, side access and to the front, a shingle driveway providing off-road parking.

The Hurst Life

For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer. It has a thriving community, beautiful historic High Street, reputable schools in both the private and state sector and is surrounded by a glorious Sussex countryside. 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 get enjoy pint of 'Harveys Best' in front of a roaring open fire.

The locals 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). Schooling wise, the village has a reputable primary school in the form of St Lawrence CofE. In the private sector, Hurst College is very highly regarded. For secondary state education, most children attend Downlands in the neighbouring Hassocks.

By car, you can easily access the A23(M) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.

The Specifics

Tenure: Freehold
Local Authority: Mid Sussex District
Council Tax Band: D
Available Broadband Speed: Superfast Fibre

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