



1 Kents Farm Cottages, Malthouse Lane, Hurstpierpoint, West Sussex, BN6 9JZ

Guide Price £500,000 Freehold

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Guide £500,000 - £550,000

What we like....

- * Delightful semi-rural setting with fabulous views over open farmland
- * Superb south facing garden - 0.17 acre plot
- * Huge scope to extend and/or reconfigure if required, particularly into attic
- * Easy access to Hurstpierpoint and Burgess Hill

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Welcome Home...

Set along a peaceful country lane on the northern edge of Hurstpierpoint, this thoughtfully extended bungalow sits within generous landscaped gardens bordered by open farmland. The home's position takes full advantage of its semi-rural setting, with a strong connection between inside and out, particularly from the south-facing orangery.

The entrance opens to a welcoming hallway with access to a boarded loft via a pull-down ladder — a space with natural light and clear potential for conversion, subject to consent.

The sitting/dining room extends to over 25ft, is bright and calm, arranged around a cream cast-iron log burner that anchors the space.

The kitchen and breakfast room continues the home's open, airy feel — fitted with classic shaker cabinetry in soft cream tones, solid wood worktops, and considered storage including an integrated wine rack and wicker vegetable baskets. There is ample room for a breakfast table, which leads seamlessly to the orangery, a space of glass and brick that opens directly onto the garden terrace during warmer months.

The principal bedroom enjoys a dual aspect with far-reaching views across the garden and fields beyond, while the second double bedroom faces the front, capturing morning light.

To one side, an outer lobby serves as a small home office and a utility area offers further storage and appliance space.

The bathroom, with a Heritage suite, includes both a double-ended bath and a separate shower, and features painted timber panelling and dual-aspect windows.

The home is has an oil fired boiler and has access to an Ultrafast fibre broadband connection.

Step Outside

The bungalow sits on an impressive 0.17 acre plot and adjoins open farmland, giving a fabulous open and rural feel with a beautiful outlook. The gardens are predominantly south facing meaning you are bathed in sunshine throughout the day. There is a large expanse of level lawn, established plants and shrubs and a generous block paved terrace that is ideal for 'al-fresco' dining.



The driveway provides off road parking for three cars too.

Out & About

Malthouse Lane lies just beyond the northern edge of Hurstpierpoint, a thriving village known for its traditional High Street and sense of community. Independent shops, cafés, and public houses line the centre, alongside a primary school, churches, a library and a health centre. The highly regarded Hurstpierpoint College is a short walk away. This home sits just opposite footpaths which can get you, on foot, to Tesco superstore in Burgess Hill in around 10 mins. It is also great for dog walking.

For broader amenities, the neighbouring towns of Hassocks, Burgess Hill and Haywards Heath are all within easy reach, while the coast and cultural life of Brighton lie just 11 miles to the south.

Excellent transport links connect the area to London and beyond. Mainline stations at Burgess Hill and Hassocks are around ten minutes by car, providing regular services to London Victoria and London Bridge in under 50 minutes. The A/M23 lies nearby, offering quick access to Gatwick Airport and the wider south coast.

The Specifics

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Plot Size: 0.17 acres

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

NB - Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

