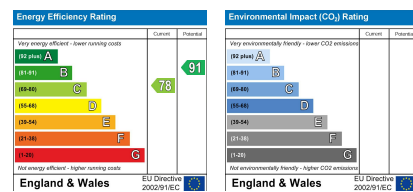


**Approx. Gross Internal Floor Area 794 sq. ft / 73.88 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**3 West Terrace, South Avenue, Hurstpierpoint, West Sussex, BN6 9QB**

**Guide Price £400,000 Freehold**

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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.

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### 3 West Terrace, South Avenue, Hurstpierpoint, West Sussex, BN6 9QB

Guide Price £400,000 - £425,000

What we like....

- \* Prime location tucked just off the High Street in the heart of Hurstpierpoint.
- \* Fabulous open plan living/dining/kitchen with doors out to the prettiest courtyard.
- \* Two great size double bedrooms and spacious bathroom.
- \* Beautiful herringbone flooring throughout the ground floor.
- \* Perfect first/second time purchase or downsize.

**Guide Price £400,000 - £425,000**

#### Welcome to West Terrace

If you're looking for a spacious but low maintenance home that offers you a quintessential village lifestyle in one of Mid Sussex's most desirable villages then look no further!

With its generous open-plan living space, this lovely property is ideal for first-time buyers, couples or those looking to downsize. The position allows you to fully embrace village life, being a literal stone's throw from the beautiful High Street with its array of shops, stores, pubs, restaurants and boutiques.

As you step inside you'll discover a warm and inviting hallway with beautiful herringbone Karndean flooring, recently replaced last year and offering style and practicality in equal measure.

The herringbone flooring from the hallway flows seamlessly into the open-plan kitchen/living room, which is ready made for entertaining. There is ample space for a large dining table, a desk for those working from home, plenty of shelving for books or decorative items, and a spacious storage cupboard for stowing away essentials

The kitchen comes fully equipped with a built-in fridge-freezer, space for a washing machine, and wood-effect counters. There's also potential to add a dishwasher for those who prefer not to do the dishes! The living area has patio doors leading onto the prettiest and most private courtyard.

Upstairs, you'll find two double bedrooms. The light-filled master bedroom boasts views over the recreational ground and stunning, far-reaching vistas of the South Downs. The second bedroom, painted in a beautiful Farrow & Ball blue, is spacious enough for a double bed or two singles. It also features a cupboard housing the combi boiler, providing extra storage space and access to the loft. Both bedrooms are served by the modern and generously family bathroom.

#### Step Outside...

The charming, low-maintenance courtyard is a perfect suntrap in the afternoon, offering an ideal space for entertaining or enjoying a peaceful moment with a good book. To the front is driveway parking.



#### Hurst Life....

South Avenue is just a stone's throw from the vibrant Hurstpierpoint High Street, home to a delightful selection of shops and eateries, including a deli, bakery, greengrocer, individual boutiques, pubs, restaurants and a cinema— all reflecting the charm of village life, away from the hustle and bustle of larger towns.

The friendly community fosters a wonderful spirit, and for those who aren't local, the Hurstpierpoint Heritage Trail offers a perfect glimpse into the village's history.

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).

When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks.

By car, you can easily access the A23(M).

#### The Specifics....

Title Number: WSX333046

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax band: D

Available Broadband Speed: Ultrafast Fibre

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

#### NB - Anti Money Laundering

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.

