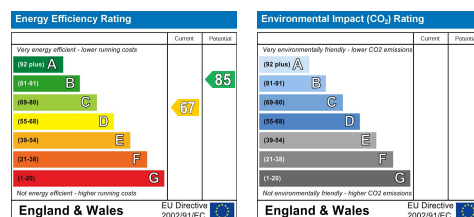


Approximate Gross Internal Area = 79.5 sq m / 856 sq ft (excludes garage)



4 Hurst Gardens, Hurstpierpoint, West Sussex, BN6 9ST

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 as 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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## 4 Hurst Gardens, Hurstpierpoint, West Sussex, BN6 9ST

Guide Price £400,000 - £425,000

What we like...

- \* Corner position with gardens to three sides.
- \* Spacious through living room with plenty of natural light.
- \* Easily turned back into a three bedroom home.
- \* Detached garage offering storage or conversion potential.
- \* No chain means a swift move is possible.

**Guide Price £400,000 - £425,000**

### Welcome Home...

If you're searching for a light and airy semi detached home, this could be the perfect fit. Well maintained by the current owner for over 30 years—a true testament to its comfort and versatility—this well-kept property has been a cherished family home and now offers a fantastic opportunity for a new chapter. It is currently configured as a two bedroom, with the obvious potential to convert back to three.

Occupying a corner plot, the home is ideal for young families, downsizers, or anyone seeking flexibility in a popular and well-connected residential location.

Step inside and you're immediately welcomed by the sense of space and natural light that flows throughout the home. The open-plan lounge and dining area enjoys a bright double aspect, with a charming half bay window to the front and large patio doors opening onto the private courtyard-style rear garden—perfect for both relaxing and entertaining. A feature fireplace stands proudly at the heart of the room, adding a touch of character and warmth.

The kitchen offers direct access to the side garden and detached garage, making day-to-day living both practical and convenient. There's ample space for appliances, including a washing machine, dishwasher, fridge freezer, and oven, and the Potterton gas fired boiler.

The first floor offers two generously sized double bedrooms, both featuring built-in wardrobes for convenient storage. As mentioned, you could easily convert back to a three bedroom, if preferred - perfect for growing families or those needing a home office or guest room. The larger bedroom benefits from an archway leading into what was previously the third bedroom, now reimagined as a dressing area. This versatile space includes a large built-in cupboard over the stairs.

The modern family bathroom is equipped with a P-shaped bath complemented by a contemporary white suite. A window on the landing allows natural light to flood the upper floor, adding to the bright, airy feel of the space.

Additional storage can be found in the airing cupboard on the landing, and there's easy access to the loft, which is mainly boarded and insulated.

### Step Outside...

The property benefits from a small front garden, offering a welcoming approach to the home. There is off-street parking available in front of the detached garage, which is equipped with both power and light, making it ideal for use as a workshop or additional storage.

The side and rear gardens connect seamlessly to create a wrap around feel. Being south and west facing means plenty of sunshine throughout the day.



### Hurst Life...

Hurst Gardens is a quiet close off Western Road, centrally located in the quintessential village of Hurstpierpoint. The bustling High Street is easily accessed via twitten which cuts through to Cuckfield Road and epitomises quintessential village life. It 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).

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) which will get you to central Brighton in 10 mins.

### The Specifics...

Tenure: Freehold  
Title Number: SX97196  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed: Superfast Fibre

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves 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.

