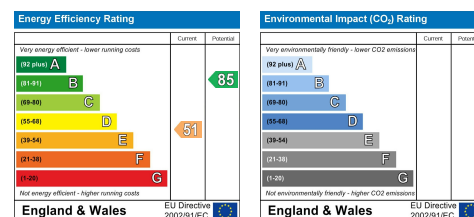


Approx. Gross Internal Floor Area 811 sq. ft / 75.42 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property



18 Western Road, Hurstpierpoint, BN6 9TA

Guide Price £425,000 Freehold

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18 Western Road, Hurstpierpoint, BN6 9TA

What we like....

- No ongoing chain
- Scope to extend to the rear, side, and into the loft (STPP)
- Generous west-facing rear garden
- Off-street parking for 3/4 vehicles
- Within walking distance of village amenities

The Home...

A charming Victorian semi-detached cottage with long rear garden and oodles of scope to extend and modernise. Offered to the market for the first time in over 40 years, this characterful two-bedroom Victorian semi-detached home is located in the heart of the desirable village of Hurstpierpoint with its thriving community, bustling High Street and highly regarded schooling.

Approached via a covered porch, the property benefits from a double glazed front door, opening into the entrance hallway with stairs rising ahead. To the left, a door leads into the cosy lounge, which retains its original internal doors, adding to the period charm of the home. The lounge features an open fire, large windows overlooking the front garden, and a useful under-stairs storage area, which benefits from a small window providing natural light. This nook could easily accommodate a desk and chair, making it an ideal spot for a compact home office.

This room flows into the kitchen, which offers a range of fitted cupboards, a two-drainer sink, and windows providing views through to the conservatory. The boiler is positioned in a recessed chimney breast. A door from the kitchen leads into the conservatory, which provides additional living space and incorporates a separate utility area with a WC. Patio doors lead onto the rear garden.

Upstairs, the spacious bathroom is positioned to the rear and is fitted with an original avocado suite, enjoying pleasant views over the garden. The second bedroom also overlooks the garden and contains a cupboard housing the water tank. The generous principal bedroom at the front of the property benefits from two windows, a built-in wardrobe, and a deep cupboard above the stairs—this is an ideal location for a staircase to a potential loft conversion, where a further bedroom and en-suite could be created (STPP). The loft is already equipped with a ladder and lighting, allowing easy access for inspection.

Step Outside...

To the rear, the west-facing garden is a lovely size, mainly laid to lawn with mature flower beds—ideal for gardening enthusiasts or entertaining. The large driveway provides off-road parking for up to four vehicles, or even enough space to accommodate a caravan if desired. The front garden includes a lawn area and hedging offering privacy from the road.

Hurst Life...

Western Road is ideally situated in the heart of Hurstpierpoint, a quintessential Sussex village known for its strong sense of community and charming atmosphere. The vibrant High Street is just a short stroll away and offers a delightful mix of independent shops, boutiques, pubs, and eateries—perfect for those who enjoy village life with a touch of flair.

Local favourites include The New Inn, a traditional gastropub serving excellent food and local ales, where you can enjoy a pint of Harveys Best beside a roaring open fire. Dining options are varied and highly regarded, from Village Pizza Kitchen and Nurpur Indian, to Morleys Bistro and the fine-dining experience at The Fig Tree. Beer enthusiasts will enjoy the Hop Tub Taproom, a lively local microbrewery with great food.



Coffee lovers are well catered for too, with artisan options at Fuel and No.7 Coffee House, while Hampers Delicatessen is a must-visit for gourmet groceries, offering freshly baked breads from the renowned Fellows Bakery in nearby Ardingly.

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and South Downs National Park 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.

The Specifics...

Title Number: W SX18211
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax band: C
Plot Size: 0.06 acres
Available Broadband Speed: Ultrafast Fibre

We believe this information is correct but cannot guarantee its accuracy and recommend intending buyers check details personally.

NB - Anti Money Laundering

