



**44 Iden Hurst, Hurstpierpoint, West Sussex, BN6 9YJ**

**Guide Price £780,000 Freehold**

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What we like...

- \* Modern, high spec finishes throughout.
- \* Spacious accommodation that is perfect for a family.
- \* 25ft kitchen/diner across the rear.
- \* Fabulous village of Hurstpierpoint - thriving community, superb High St and great schools.
- \* Large garden for a modern home with favoured westerly aspect.

Welcome Home

Welcome to this beautifully presented, four bedroom, detached family home on the edge of Hurst Meadows. These superb homes were built by Bovis Homes in 2018 and are incredibly desirable due to their convenient location close to the village's quintessential High Street , the reputable St. Lawrence Primary school and Hurst College and beautiful open countryside.

Upon entry you're welcomed by a spacious central hallway which leads to each of the ground floor rooms with striking, period style, tiled flooring. The generously sized sitting room is dual aspect with a large bay and the southerly aspect floods the room with natural light. Double doors open to seamlessly connect this room with the fabulous kitchen/diner, which spans an impressive 25ft across the entire rear of the house creating an exceptional space for entertaining friends & family.

The kitchen itself is sleek and stylish with a range of integrated appliances including fridge/freezer, oven, hob and dishwasher. The bay window adds that little bit of extra space that many of the other homes don't have and gives room for a larger table or family area.

A separate utility-come-cloakroom hides away the noisier appliances.

For those who work from home, there is a separate study, which overlooks the front.

The first floor boasts an impressive master bedroom with built in wardrobes and ensuite shower room. Each of the remaining three bedrooms are a double and they are served by the modern family bathroom.

Being a recently built home there are high levels of insulation and eco-efficiency. There is high performance double glazing, gas fired central heating and you have access to an ultrafast fibre broadband connection. The EPC rating is B, with potential to reach an A.

Step Outside...

For a "new" home the garden is a brilliant size with a large expanse of level lawn making it perfect for children to play. The paved terrace is the perfect spot for some 'al-fresco' dining and there are pretty raised beds and borders which provide interest and pops of colour. Being west facing means there is plenty of afternoon/evening sunshine and there is decent space to the side of the house which could be incorporated into the formal garden.



A door leads into the rear of the garage too, which provides excellent storage space, especially with the pitched roof. To the front is driveway parking for two cars side-by-side.

Hurst Life

The home sits in the newer phase of Iden Hurst in quintessential Downland village of Hurstpierpoint. 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 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.

The Specifics

Title Number: WSX401799  
Tenure: Freehold  
Local Authority: Mid Sussex District  
Council Tax Band: F  
Plot Size: 0.09 acres  
Available Broadband Speed: Ultrafast Fibre

We believe the above information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally

