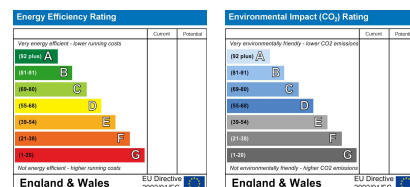




**Approx. Gross Internal Floor Area 1985 sq. ft / 184.56 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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**VIEWING BY APPOINTMENT WITH PSP HOMES**  
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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.



**54 High Street, Hurstpierpoint, BN6 9RG**

**Guide Price £550,000 Freehold**

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54 High Street, Hurstpierpoint, BN6 9RG

What we like...

- \* Unique opportunity to acquire a substantial freehold building on the High Street
- \* Huge conversion opportunities, subject to any necessary consents.
- \* Mixed use means the shop offers an income stream.
- \* Fabulous position in heart of Hurstpierpoint.
- \* No onward chain

**The Property**

An exciting opportunity to acquire a substantial freehold property on the historic Hurstpierpoint High Street, currently arranged as a mixed use property with a commercial shop and four storey residential town house.

In total, the property extends to just under 2,000 sq ft, is offered to the market for the first time since the 1970s and offers a range of possibilities including conversion into several apartments. Any work is of course subject to gaining any necessary consents.

In its current layout the shop front has a separate entrance from the street and has a WC. The ground floor of the house consists of a spacious work shop area. The shop has been let to generate an income of £5500 p.a.

Over the top two floors there are up to four bedrooms but these rooms offer incredibly versatility as living rooms, if preferred. The second floor has the family bathroom with separate cloakroom. These upper levels boast fabulous southerly views towards the South Downs.

The lower ground floor comprises of a dining room, kitchen, shower room, further reception room/bedroom and a store room.

Being of Victorian origins, there is plenty of retained character with high ceilings and fireplaces that pay homage to the age of the house.

The home has gas fired central heating, is mainly double glazed and offered with no onward chain. There is also a large attic space, ideal for storage

**Step Outside**

Outside you have a small but sunny south-west facing courtyard garden.

Parking is available in Trinity Road car park which is just opposite and within easy walking distance.



**Hurst Life**

No. 54 is a literal 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), which will get you into central Brighton in 10-15 mins.

**The Specifics...**

Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax band: C  
Available Broadband Speed: Ultrafast Fibre  
Conservation Area: Yes - Hurstpierpoint  
Listed: No

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

