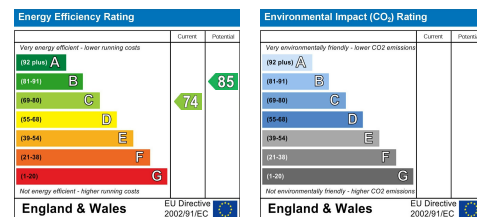


APPROX. GROSS INTERNAL FLOOR AREA 1199 SQ FT 111.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



**1 Sunleigh Court, Western Road, Hurstpierpoint, West Sussex, BN6 9YB**

**Guide Price £550,000 Freehold**

**PSP**homes

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VIEWING BY APPOINTMENT WITH PSP HOMES  
 106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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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# 1 Sunleigh Court, Western Road, Hurstpierpoint, West Sussex, BN6 9YB

Guide Price £550,000 - £600,000

What we like...

- \* Peaceful position in exclusive close of just seven homes, built in 2007.
- \* Social kitchen/diner with doors to the garden.
- \* Great location for all village amenities, just 10 mins to High St and school.
- \* Fabulous countryside views.
- \* Scope to convert the garage to create additional living space.

**Guide Price £550,000 - £600,000**

## Welcome Home

Tucked away in a peaceful cul-de-sac in the quintessential village of Hurstpierpoint, this smartly presented three-bedroom link-detached home, built by a small local developer in 2007, offers well-balanced accommodation with a stylish, modern finish throughout and is handily positioned close to the High Street and primary school, perfect for anyone looking to indulge in village life.

Step inside to a welcoming entrance hall with engineered oak flooring that flows into the handy ground floor cloakroom. A spacious sitting spans the front of the house and enjoys a lovely dual aspect, filling the space with natural light.

The 'Paula Rosa' kitchen is well-equipped and thoughtfully laid out, boasting a classic double gas Rangemaster cooker, granite work surfaces, and an integrated dishwasher, fridge/freezer, and washing machine. Light shaker style cabinetry and space for a dining table complete this sociable room that's perfect for everyday living, especially in the summer when you can throw up the French doors for "inside outside living".

Upstairs, a turned staircase leads to three genuine double bedrooms—two of which benefit from built-in wardrobes. The main bedroom enjoys fabulous countryside views and its own stylish ensuite shower room, while a separate family bathroom serves the remaining rooms.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection.

## Scope/Potential

There is scope to convert the garage to create additional ground floor accommodation, if required. You could also "square off" the back of the garage and enlarge the kitchen. Any work is of course subject to any necessary consents.

## Step Outside

Outside, the west-facing rear garden is a real suntrap and has been beautifully landscaped. A paved terrace sits immediately behind the house, ideal for al-fresco dining, with a central lawn bordered by mature planting and a timber deck for catching the evening sun. There's also a garden shed for storage and gated side access.

To the front, a block-paved driveway provides off-street parking for two vehicles and leads to the integral garage.



## Hurst Life

Sunleigh Court is an exclusive close of just seven homes nicely tucked away off the popular Western Road in the heart of sought-after Hurstpierpoint, ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the highly regarded village primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal. 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 enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local's 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).

## The Specifics

Title Number: WSX308197  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Services: Mains gas, water, electricity and drainage (not tested)

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

## 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.

