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Welcome Home

If you're looking for a spacious, modern home with no work required that offers you a quintessential village lifestyle then this utterly fabulous detached home on the popular 'Bramble Park' development in Hurstpierpoint will surely be of interest.

With 2,078 sq ft of pristinely presented, family friendly, accommodation this home has so much to offer. The home has been meticulously maintained and greatly enhanced during our clients ownership and offers something truly turn key.





Family Friendly

Flexibility

Upon entry, you're welcome by a generous central hall which sets the tone.

There are two separate reception rooms, offering plenty of versatility.

The sitting room is a delightful and inviting space with French doors that open out to the garden and make the most of the pleasing outlook. The contemporary media wall provides the natural focal point with inset for a the TV and fireplace.

The second reception room was originally a formal dining room but offers a range of potential uses including a large home office or play room.

There is also the essential ground floor cloakroom and a handy understairs store.

Let Me Entertain You

Over the hall, you'll walk into the exceptional open plan kitchen/diner – the perfect space for entertaining friends & family.

The kitchen itself offers a blend of tradition and modernity with classic shaker style cabinetry that sits under quality Corian counters. There is a range of integrated appliances including boiling water tap, oven, fridge/freezer, dishwasher, wine cooler, second combination oven/microwave, warming draw and induction hob. There is plenty of space for a large dining table and sitting area to create the kitchen/dining/living experience so many of us seek.

Off the kitchen, the utility hides away the noisier appliances and leads through to the newly created Orangery – a stunning extra living space with bi-fold doors that open to create the “inside-outside” living, particularly during the summer months.





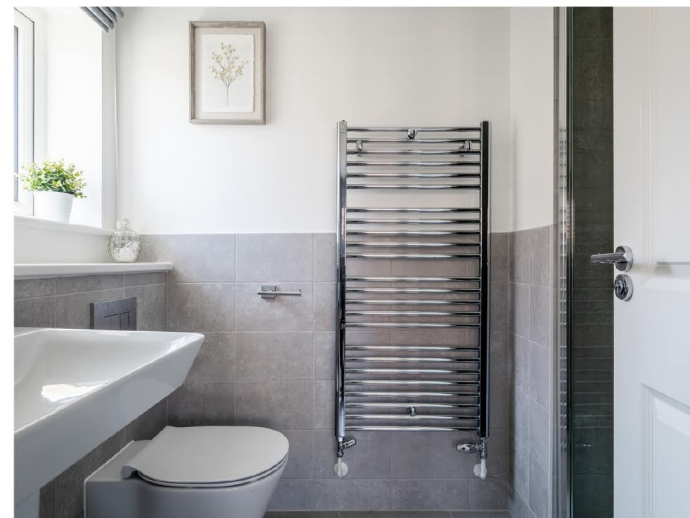


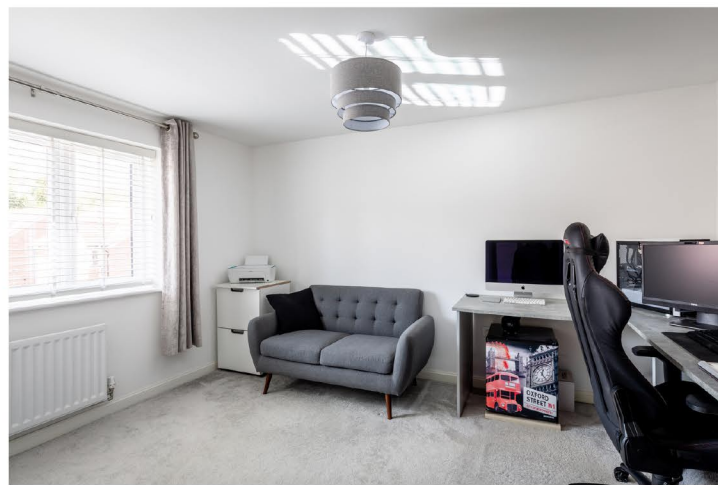
Sleep & Soak

On the first floor the spaciousness continues with five double bedrooms and three bath/shower rooms, ideal for a sizable family.

The main bedroom has extensive fitted wardrobes and its own stylish ensuite shower room. The second bedroom overlooks the garden and also has fitted wardrobe and an modern ensuite.

The third, fourth and fifth bedrooms are served by the beautiful family bathroom with separate bath and shower.







Outside Oasis

Stepping outside, our clients have transformed the garden from the original blank canvas. It is now a beautifully landscaped outside oasis with a favoured westerly aspect that makes the most of the afternoon/evening sunshine.

The porcelain paved terraces provide perfect spots for al-fresco dining or a glass of something chilled on those balmy summer evenings.

The detached double garage is fully powered and provides excellent storage space. There is of course potential to convert/partially convert this to create a studio/gym/home office, if preferred.

In front of the garage there is driveway parking for up to four cars.

Hurst Life

The home sits in the newer phase of Iden Hurst and enjoys one of the best spots on the development overlooking woodland. 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.

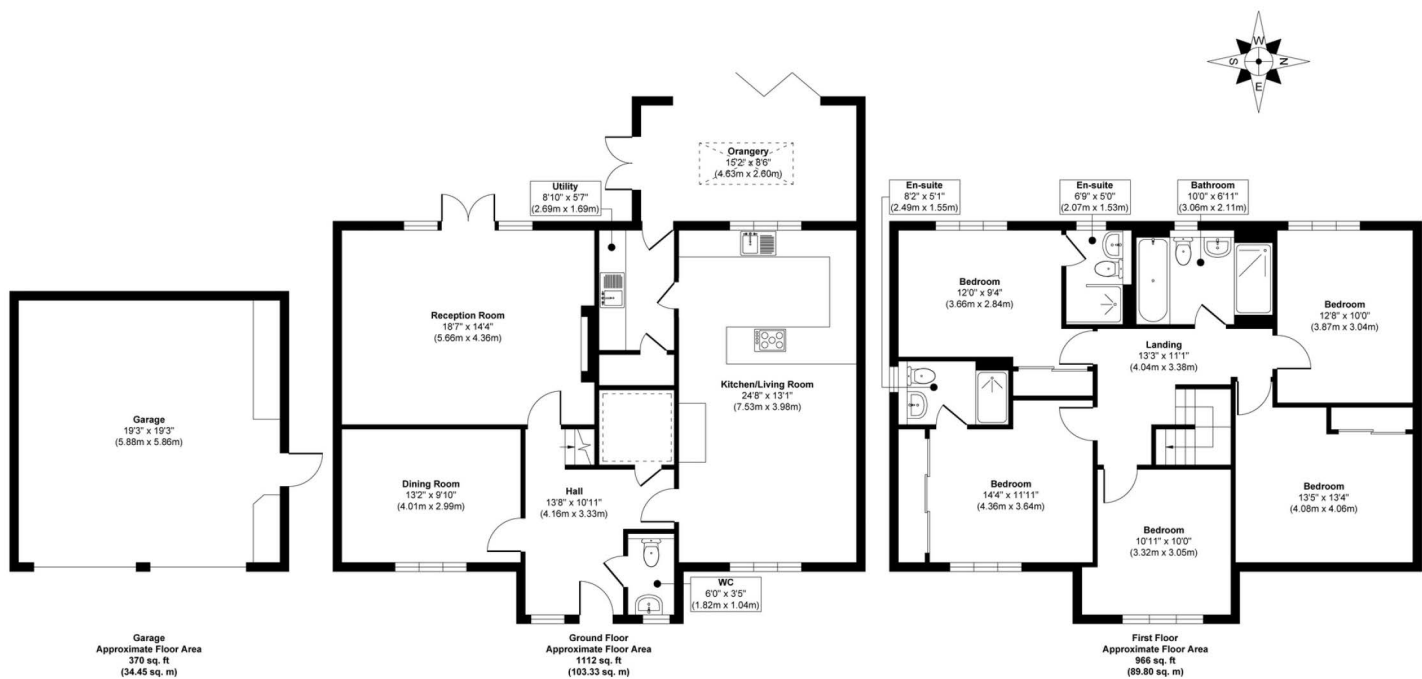


For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins).

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.

By car, you can easily access the A23(M).





Approx. Gross Internal Floor Area 2078 sq. ft (excluding Garage, 2448 sq.ft inc Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Finer Details

Title Number: WSX419409

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: G

Plot Size: 0.12 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



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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