



AREA EXCLUDES GARDEN OFFICE  
TOTAL FLOOR AREA : 968sq.ft. (89.9 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(A2 plus) A	
(B1-B1) B	
(C1-B0) C	
(D5-B0) D	
(E5-B0) E	
(F1-B0) F	
(G1-B0) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A2 plus) A	
(B1-B1) B	
(C1-B0) C	
(D5-B0) D	
(E5-B0) E	
(F1-B0) F	
(G1-B0) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

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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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**16 Western Road, Hurstpierpoint, West Sussex, BN6 9TA**

**Guide Price £525,000 Freehold**

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## 16 Western Road, Hurstpierpoint, West Sussex, BN6 9TA

Guide Price £525,000 - £550,000

### What we like...

- \* Utterly charming Victorian semi-detached home with glorious west facing garden.
- \* Wealth of retained period character and charming.
- \* Lapsed planning permission for a large 3m rear extension.
- \* Fabulous village with thriving community, excellent schools and bustling High Street.
- \* Stylish bathroom with wet room shower.

Guide Price £525,000 - £550,000

### Welcome Home

This attractive Victorian semi-detached home immediately catches the eye with its warm red brick façade, decorative detailing, and welcoming bay window. Tucked behind a neat front boundary wall and finished with a characterful gabled roof it offers plenty of period charm.

The sitting room is a wonderfully welcoming space that combines period character with a bright, modern finish. A large bay window to the front bathes the room in natural light, enhanced by crisp white shutters that offer both privacy and style. Original floorboards add warmth underfoot, while a wood-burning stove with oak mantel creates a charming focal point – perfect for cosy evenings at home. Thoughtfully designed alcove shelving and cabinetry provide practical storage while maintaining clean lines, and the room's proportions lend themselves easily to both relaxed family living and entertaining. It's a room that is full of light, charm and comfort.

The dining room is a warm and versatile space, blending period character with contemporary touches. As with the sitting room, the original floorboards add texture and charm, while a feature fireplace with rustic timber mantel provides a natural focal point. Well-proportioned and adaptable, the room flows seamlessly into the adjoining kitchen, creating a sociable setting that works perfectly for family life and entertaining.

The kitchen is a bright and inviting space with shaker-style cabinetry and smart worktops create a timeless look, complemented by metro-tiled splashbacks and a neutral tiled floor that enhances the sense of light and space. The layout is practical and efficient, with integrated appliances and ample storage ensuring a clutter-free finish. French doors open directly onto the rear terrace and garden, drawing the outside in and providing a natural connection with the garden.

On the first floor, there are three bedrooms and family bathroom.

The main bedroom is a calm and restful retreat, thoughtfully finished in soft, neutral tones that enhance the natural light pouring in from the sash window. Elevated views stretch over the garden, creating a pleasant outlook that changes beautifully with the seasons. Exposed painted ceiling beams lend subtle character.

The second and third bedrooms are both well-proportioned.

The bathroom is a striking contemporary space with a bold, design-led finish. Textured micro cement walls and patterned floor tiles create a modern, urban aesthetic, softened by thoughtful detailing and natural light from the sash window. A sleek "wet room" shower with glass screen sits alongside a full-sized bath, offering both luxury and practicality. A sculptural stone basin and chrome fittings complete the look.

### Scope/Potential

Given the depth of the plot, there is huge scope for a large rear extension. There are plans available upon request as there is lapsed planning in place. REF: DM/18/2332



### Glorious Garden

Stepping outside, the westerly garden is a true highlight of the home, a beautifully arranged outdoor space that offers both practicality and charm. Directly off the kitchen, a generous paved terrace provides the perfect setting for al fresco dining, morning coffee, or entertaining with friends. From here, a pathway leads through raised flower beds bursting with seasonal colour and on towards a large lawn framed by mature trees and shrubs. The depth of the plot ensures privacy, while the variety of planting creates year-round interest. Whether you're a keen gardener, a family in need of space to play, or simply someone who enjoys relaxing in a leafy setting, this garden delivers a wonderful extension of the home's living space.

At the far end is a large decked terrace and the fully powered garden studio that provides a separate space for those who work from home.

Gated side access leads to the front where you'll find driveway parking.

### Hurst Life

Western Road is ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local 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: WSX400005

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Plot Size: 0.08 acres

Available Broadband Speed: Ultrafast Fibre

We believe this information is correct but recommend intending buyers check personally before exchange of contracts.

