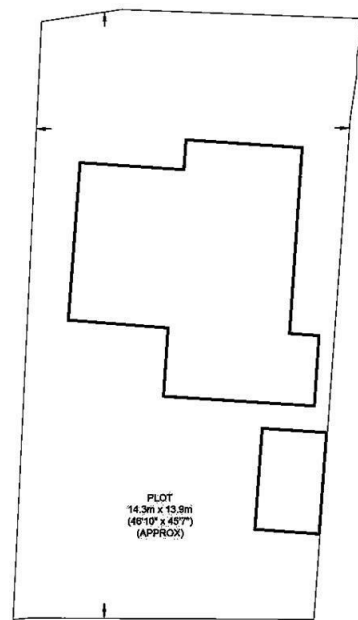
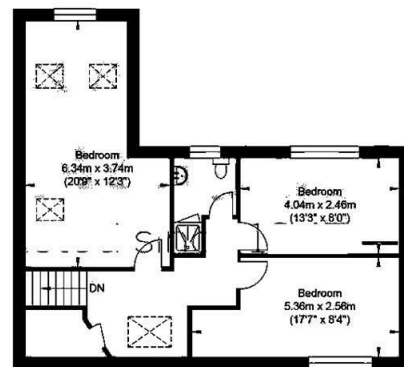
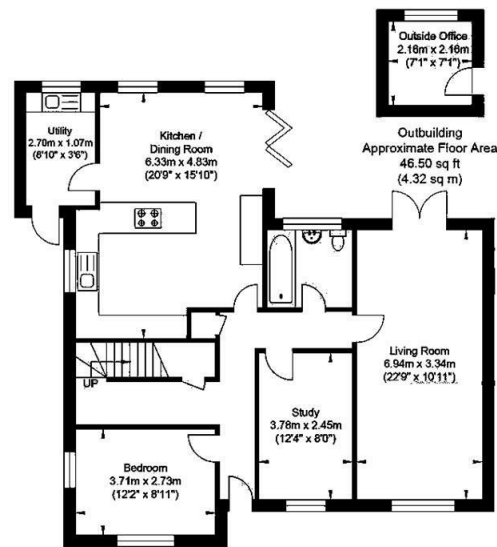
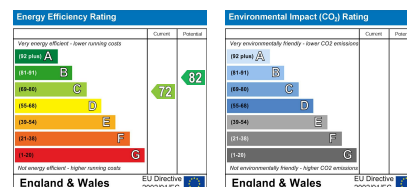




Ground Floor
Approximate Floor Area
1042.59 sq ft
(96.86 sq m)

First Floor
Approximate Floor Area
633.13 sq ft
(58.82 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 155.68 sq m / 1675.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



35 Orchard Way, Hurstpierpoint, BN6 9UB

Guide Price £675,000 Freehold

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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.

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35 Orchard Way, Hurstpierpoint, BN6 9UB

Guide: £675,000 - £700,000

What we like....

- * Spacious and incredibly versatile detached home
- * Up to five bedrooms and two bath/shower rooms
- * Large open plan kitchen/diner with bi-fold doors to garden and utility
- * Peaceful cul-de-sac position within easy reach of village High Street

Guide: £675,000 - £700,000

Welcome Home

Tucked away in a peaceful cul-de-sac just a short stroll from the heart of the charming village of Hurstpierpoint, this deceptively spacious five-bedroom detached family home offers superb flexibility and stylish living, perfectly suited to modern family life with an impressive 1,675 sq ft of accommodation. The property was originally built in 1959, has been subject to substantial extension and alteration and is within easy reach of boutique shops, welcoming pubs, restaurants, and excellent schooling including St Lawrence Primary and Hurst College.

From the moment you step inside, the sense of space is striking. The welcoming hallway with bespoke built-in storage sets the tone, while two adaptable ground floor rooms currently serve as a home office and media room – equally well-suited as additional bedrooms or playrooms to meet the needs of a growing family. A family bathroom is also located on this level for convenience.

The real heart of the home is the impressive open-plan kitchen and dining space. Designed with both style and function in mind, it features a central breakfast bar, wood worktops, sleek high-gloss cabinetry and a suite of premium Neff appliances. Bi-fold doors open onto the garden, creating a seamless indoor/outdoor lifestyle that’s perfect for summer entertaining. A separate utility room ensures day-to-day practicality, while underfloor heating adds a touch of luxury.

A light-filled dual aspect living room completes the ground floor, offering a comfortable retreat at the end of the day.

Upstairs, three further bedrooms are beautifully presented, with the principal bedroom enjoying a triple aspect and Velux windows that flood the space with natural light. A modern shower room and excellent eaves storage complete the first floor.

The home has gas fired central heating, is fully double glazed and there is access to an Ultrafast fibre broadband connection for those who work from home.

Step Outside

The south-facing rear garden is a true extension of the living space, with a generous patio, level lawn and mature planting. Families will love the treehouse for younger children, while a large shed and dedicated home office – both with power and lighting – provide practical and flexible options. To the front, a paved driveway provides parking for up to five cars.

This is more than just a house – it’s a lifestyle. Whether you’re enjoying lazy summer evenings with friends, working from home in the garden office, or simply soaking up the village atmosphere, this is a home that adapts effortlessly to modern family life.



The Hurst Life...

Orchard Way is a peaceful close off Albourne Road, 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 Finer Details

Title Number: SX30090
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Plot Size: 0.11 acres
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.

