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VIEWING BY APPOINTMENT WITH PSP HOMES
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2 Coachmans Cottages, Manor Road, Hurstpierpoint, West Sussex, BN6 9UJ

Guide Price £400,000 Freehold

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What we like...

- * Utterly charming period cottage - perfect for first time buyer or downsizer.
- * Fabulous and incredibly versatile cellar which offers scope as study, gym or games room.
- * Wealth of retained character and charm.
- * Peaceful location within 5mins walk of pretty Hurstpierpoint High St and St Lawrence School

Charming Cottage

Dating back to 1850, this utterly charming semi-detached period cottage (847 sq ft) has been thoughtfully improved to balance period character with modern comfort. The elegant living room is ideal for relaxing or entertaining, while the spacious kitchen/diner is beautifully fitted with timeless shaker style cabinetry that sits under opulent quartz counters. This fabulous space extends across the rear, comes complete with Delonghi induction cooker and opens directly to the peaceful garden via stable door.

Downstairs, the versatile cellar is a hidden gem and offers an immense amount of handy extra space that you can adapt to your needs—whether that's a gym, games room, home office or study—and it also houses a utility with access to a w.c.

On the first floor there are two stylish double bedrooms that provide calm retreats and share a beautifully finished bathroom with overhead power shower.

Step Outside

A beautiful walled garden sets the scene for relaxed al fresco living and is paved for ease of maintenance. Pretty red roses add pops of colour and add to the cottage feel.

To the front is on street parking (unallocated).



Hurst Life...

Manor Road is ideally located just 5 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 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) at Albourne or Hickstead.

For hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and South Downs National Park is right on your doorstep.

The Specifics

Tenure: Freehold

Title Number: WSX57883

Local Authority: Mid Sussex District Council

Council Tax Band: C

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

