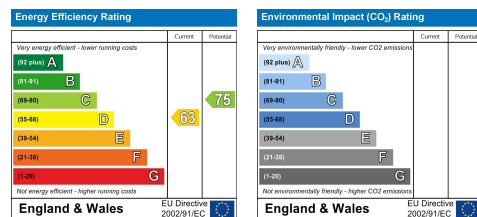


Approx. Gross Internal Floor Area 1033 sq. ft / 96.05 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**8 Marchants Road, Hurstpierpoint, West Sussex, BN6 9UT**

**Guide Price £525,000 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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## 8 Marchants Road, Hurstpierpoint, West Sussex, BN6 9UT

What we like...

- \* Spacious and highly versatile accommodation .
- \* Quintessential village lifestyle.
- \* Garage and large loft offering conversion potential STPP
- \* West facing garden
- \* No chain

### The Bungalow

If you're looking for a spacious, detached bungalow that offers you the opportunity to live a quintessential village lifestyle in charming Hurstpierpoint then 8 Marchants Road will surely be of interest.

The accommodation is arranged around a central hallway and extends to 1,033 sq ft with three good size bedrooms – each with fitted storage space.

The 21ft living room is a really generous size and offers plenty of space for sitting and dining areas. With glazing to two sides, there is plenty of natural light and the sliding doors seamlessly connect the inside with the out.

The kitchen offers plenty of prep and storage space and also has a door that leads to the garden .

The shower room and cloakroom are separate but could easily be knocked through to create a bigger bathroom.

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

The integral garage offers excellent storage but also huge conversion potential. Many garages are converted into offices, utilities or bedrooms and there is certainly that scope here, subject to any necessary consents. The large loft space also offers conversion potential to create additional bedrooms, if required. Again, any work is STPP.

Offered for chain free.

### Step Outside

Stepping outside, you have a pretty and secluded west facing garden which enjoys the afternoon/evening sunshine. The paved terrace runs the entire width of the house and is the perfect spot 'al-fresco' dining. The expanse of level lawn and the garden shed provides handy storage space.

Side access leads to the front where you'll find driveway parking for 2/3 cars leading to the garage.



### Hurst Life

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 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). 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) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.

### The Specifics

Tenure: Freehold  
Title Number: SX99081  
Local Authority: Mid Sussex District  
Council Tax Band: E  
Plot Size: 0.11 acres  
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.

