



Approx. Gross Internal Floor Area 1941 sq. ft / 180.56 sq. m (Including Outbuilding)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 56, Potential 78
 Environmental Impact (CO₂) Rating: Current D, Potential C

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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.

PSPhomes

37 Fairfield Crescent, Hurstpierpoint, BN6 9SE

Price £700,000 Freehold

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37 Fairfield Crescent, Hurstpierpoint, BN6 9SE

Guide Price £700,000 - £750,000

What we like....

- * Spacious and highly versatile detached home
- * 0.16 acre plot with wrap around gardens and fully powered garden studio
- * Flexible accommodation with two ground floor bedrooms
- * Quintessential village lifestyle with thriving High Street
- * Off road parking for several cars

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Welcome Home

If you're looking for a spacious and highly versatile, detached family home in the heart of one of the area's most desirable villages then this fabulous home on Fairfield Crescent could be the one you've been waiting for.

The home sits on an enviable 0.16 acre corner plot and the accommodation extends to over 1,800 sq ft and offers a huge amount of flexibility for a family or indeed a downsizer.

Let Me Entertain You

The ground floor is arranged around a central hallway. The superb kitchen/diner extends to just under 28ft and is a brilliant space for both entertaining and everyday family life. The kitchen itself is sleek and stylish with 'handleless' cabinets that sit under opulent quartz counters. The peninsular breakfast bar gives a centre piece where guests are sure to gather. The dining area is generous and flows nicely through to the sitting room.

Family Friendly Flexibility

The sitting room itself is an inviting and cosier space that opens on to the conservatory, which in turn overlooks and opens out to the wrap around garden – great for inside/outside living during the summer months.

There are two generous ground floor double bedrooms. One has its own ensuite, which would benefit from modernisation. The other is served by the stylish, fully tiled family bathroom.

On the first floor the former loft has been converted into two excellent further double bedrooms.

The principal bedroom has large window which floods the room with natural light and provides distant views to the church spire. The contemporary ensuite shower room is beautifully finished too.

There is also access to handy eaves storage, ideal for suitcases etc. The home is fully double glazed, has gas fired central heating and has access to an Ultrafast broadband connection – perfect for those who work from home or like to stream.

The Corner Plot

The position of the home means it enjoys a fabulous corner plot, with wrap around gardens that are beautifully landscaped and bathed in sunshine throughout the day. A generous stretch of lawn is perfect for children to play, bordered by mature hedging and fencing for excellent privacy, while a series of stepping stones guides you to the standout garden studio – ideal for home working, a gym or creative retreat.

Adjacent, a smartly paved terrace with pergola creates an inviting area for al-fresco dining or evening drinks, complete with contemporary outdoor seating.

To the front, there is generous off road parking. The block paved driveway that provides parking for several vehicles, including undercover car port that leads to the garage.



Hurst Life

Fairfield Crescent lies off Cuckfield Road and 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 which is 5 mins walk. 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: SX24295

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Plot Size: 0.16 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 Obligations

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.

