

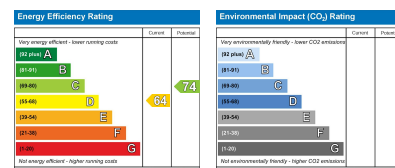
Garage
Approximate Floor Area
148 sq. ft
(13.77 sq. m)

Ground Floor
Approximate Floor Area
681 sq. ft
(63.34 sq. m)

Approx. Gross Internal Floor Area 829 sq. ft / 77.11 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



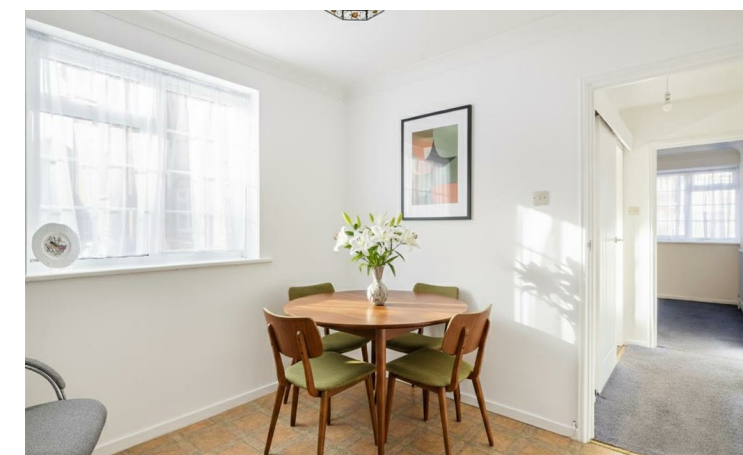
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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



Flat 1, West Furlong Court, West Furlong Lane, Hurstpierpoint, BN6 9RH

Guide Price £275,000 Leasehold - Share of Freehold

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Flat 1, West Furlong Court, West Furlong Lane, Hurstpierpoint, BN6 9RH

What we like...

- * Spacious, light and airy ground floor flat in the heart of sought-after Hurstpierpoint
- * Generous sitting room with separate dining room.
- * Two good size double bedrooms.
- * Share of the freehold and garage.
- * Literally a stone's throw from the High Street with coffee shops, pubs, restaurants and boutiques.
- * No chain means a swift move is possible

The Flat

Tucked just around the corner from Hurstpierpoint's vibrant High Street, this spacious ground-floor mid-century apartment is perfectly positioned to enjoy village life. Forming part of a well-kept, low-rise development, the apartment is set within a friendly community and offers the rare advantage of a private garage which is ideal for parking a small car or storage.

Step inside and you're greeted by a wide hallway with space to hang coats and store shoes, along with a useful cloakroom just off the entrance. The kitchen is directly ahead and is a well-planned space with a good amount of fitted units, integrated fridge, and space for a freestanding cooker. There's also a serving hatch through to the dining room which helps link the two spaces.

Adjoining the dining area is the main living room. It's a generous space with a broad bay window that draws in plenty of natural light and offers a pleasant outlook to the street.

Beyond the living area is a corridor leading to the two bedrooms and bathroom. Both bedrooms are comfortable doubles. The bathroom has been updated with pale ceramic tiling, a walk-in shower, and built-in cabinetry that provides excellent storage.

Outside, you'll find the garage located en bloc to the rear of the building, and while there is on-street parking nearby, the private garage is a big practical benefit.

The apartment has been recently redecorated, carefully maintained over the years and is offered with no immediate work required, although there's clear scope to modernise and reconfigure to suit modern lifestyles. It's held on a Share of Freehold, making permissions for internal alterations typically more straightforward. Whether you're a professional, downsizer, or investor, this is a well-located, flexible property in one of Sussex's most sought-after villages.



Hurst Life

West Furlong Court is just a literal stone's throw from the vibrant Hurstpierpoint High Street, home to a delightful selection of shops and eateries, including a deli, bakery, greengrocer, individual boutiques, pubs, restaurants and a cinema— all reflecting the charm of village life, away from the hustle and bustle of larger towns. The friendly community fosters a wonderful spirit, and for those who aren't local, the Hurstpierpoint Heritage Trail offers a perfect glimpse into the village's history. 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), which will get you into central Brighton in 10-15 mins.

The Specifics

Tenure: Leasehold with portion of the freehold

Lease: 188 years from 1961 (approximately 125 years remaining).

Ground Rent: £20.00 pa (including garage) for entire length of lease.

Maintenance Charges: £1,636.95 p.a. Jan 1st 2025 - Dec 31st 2025

Council Tax Band: C

We believe this information to be correct and it is provided in good faith but recommend intending purchasers check personally as we cannot be sure of its accuracy.

NB

Some photos have been digitally furnished for marketing purposes.

