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VIEWING BY APPOINTMENT WITH PSP HOMES  
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**9 Wolstonbury Close, Hurstpierpoint, West Sussex, BN6 9AA**

**Guide Price £800,000 Freehold**

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## 9 Wolstonbury Close, Hurstpierpoint, West Sussex, BN6 9AA

### What we like...

- \* Peaceful location within easy reach of Hurstpierpoint High Street and Hassocks Station.
- \* Generous room proportions.
- \* Sunny south facing garden.
- \* Scope to reconfigure, if required.
- \* No chain means a swift move is possible.

### Welcome Home...

If you're looking for a spacious, well-arranged and well-proportioned detached home in a prime location within sought-after Hurstpierpoint then this fabulous family home in sought-after Wolstonbury Close could be the one you've been waiting for. It is even offered chain free, meaning a swift move is possible.

### The Living Space...

The ground floor is organised around a generous through living room, offering both flexibility and clear zones for both sitting and dining. This room extends to 21 ft in length, providing an excellent sense of volume and natural light, with wide glazing drawing the eye towards the garden.

The kitchen sits adjacent to the main living space and is well placed within the layout of the house. As currently arranged, it functions as a defined and practical room, though there is clear scope to reconfigure and knock through to create a more open-plan kitchen and living arrangement, should a future owner wish. Its position allows it to integrate naturally with the reception space without compromising flow or proportion.

Off the hall sits a ground floor shower room - very handy for those busy weekday mornings.

### Off to bed...

On the first floor there are four bedrooms arranged around a central landing. The principal bedroom is particularly generous and benefits from direct access onto a private balcony, introducing light and openness. The remaining bedrooms are well proportioned doubles, great for a growing family and each has fitted wardrobe space.

The family bathroom is calm and generously proportioned, finished with large-format stone-effect tiling that gives the space a cohesive, understated feel. A full-sized bath sits alongside a separate walk-in shower natural light enters through a high-level window, while clean-lined sanitaryware and a heated towel rail.

### Step Outside

The garden sits to the rear of the house and is bathed in sunshine due to its favoured southerly aspect. A paved terrace runs directly from the house, providing space for dining and seating, while the lawn beyond is framed by established planting and mature trees, creating a leafy, enclosed feel. The garden's proportions and planting offer both privacy and a sense of calm, with enough openness to remain light and usable throughout the day.

To the front is driveway parking leading to the integral garage and a small front garden, with screening via established hedging.

### Scope/Potential

The garage offers useful storage or secure parking and presents clear potential for conversion, subject to the necessary consents. Its position lends itself well to reimagining as a utility space, an enlarged kitchen, or an additional family room, allowing the ground floor to be adapted to suit more open-plan living if desired.



### Hurst Life...

Wolstonbury Close is a peaceful side road that sits off College Lane, just off Hassocks Road in the quintessential village of Hurstpierpoint. The village 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 a 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 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).

For a dose of fresh air you are within walking distance of the beautiful South Downs National Park or Hurst Meadows, both of which are perfect for a dog walk.

By car, you can easily access the A23(M) which provides easy access into Brighton or the M23 motorway network.

### The Specifics

Title Number: WSX31201

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: G

Plot Size: 0.10 acres

Available Broadband Speed: Ultrafast Fibre

We believe the above information to be correct but cannot guarantee its accuracy and recommend intending buyers check personally

