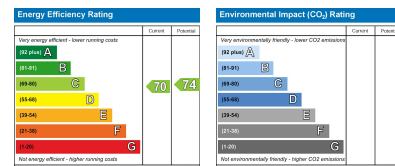


Approx. Gross Internal Floor Area 1629 sq. ft / 151.49 sq. m (Including Garage & Outbuilding)

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

Produced by Elements Property



2 Chestnut Grove, Hurstpierpoint, West Sussex, BN6 9SS

Guide Price £600,000 Freehold

PSPhomes

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VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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2 Chestnut Grove, Hurstpierpoint, West Sussex, BN6 9SS

Guide Price £600,000 - £625,000

What we like...

- * Spacious and extended semi-detached home with superb open plan kitchen/dining/family room.
- * Main bedroom with ensuite and walk in wardrobe is private from rest of the house.
- * Glorious 100ft garden with powered studio
- * Peaceful cul-de-sac position.
- * Fabulous village with thriving community, reputable school and beautiful High St

Guide Price £600,000 - £625,000

Welcome Home

If you're looking for a spacious family home with a superb open plan kitchen space, a long garden and a peaceful setting in Hurstpierpoint, then you will love this home on Chestnut Grove.

Tucked away in a quiet residential position, this well-maintained home has been in the same ownership since 2002 and has been thoughtfully extended to suit modern family living. The rear extension, completed circa 2012, has transformed the ground floor to create a bright and sociable layout with a real emphasis on natural light. In total, the house offers approximately 1,372 sq ft over three floors.

The ground floor offers a welcoming and practical layout. The entrance hall features attractive parquet flooring, which continues through to the main living room, adding warmth and character whilst paying homage to the home's original age.

The living room is a comfortable and inviting space, centred around a feature fireplace, with a large southerly window drawing in plenty of natural light.

To the rear, the extended kitchen/dining/family room is undoubtedly the hub of the home. Flooded with light from skylights above and wide glazed doors opening onto the garden, this space works brilliantly for both everyday living and entertaining. There is ample room for dining and relaxed seating alongside a well-planned kitchen with a range of fitted units, generous worktops and a breakfast bar.

A ground floor WC completes the accommodation.

On the first floor, the home offers three bedrooms and the family bathroom. Two of the bedrooms are good size doubles (one overlooking the front, one overlooking the rear) and the fourth is single bedroom which is currently used as a home office but could easily be a child's bedroom or nursery.

Stairs rise again to the second floor loft conversion which has created a rather fabulous main bedroom with its own stylish ensuite shower room. This impressive room has a lovely wooded outlook to the rear and views towards St Lawrence Church to the front. The walk in wardrobe is great whilst the eaves provide handy extra storage space.

The house benefits from double glazing and gas-fired central heating, providing comfort and efficiency throughout. Superfast fibre broadband is also available, ideal for those working from home or requiring reliable connectivity.

Step Outside

The rear garden is a real highlight - a generous and well-established space offering a good degree of privacy. A paved terrace sits directly off the house, perfect for outdoor dining, with the remainder laid mainly to lawn and bordered by mature trees and pretty planting. In total the garden extends to approximately 100ft in depth.



To the rear of the garden is a useful studio/outbuilding, ideal as a home office, creative space or additional storage. To the front, there is driveway parking along with access to a garage, providing practical off-street parking.

The Hurst Life

Chestnut Grove is a quiet no through close lying just off Hurst Gardens/Western Road, centrally located in the quintessential village of Hurstpierpoint. The bustling High Street is easily accessed via Twitten which cuts through to Cuckfield Road and epitomises quintessential village life. It 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).

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, Hurstpierpoint is ideally located with easy access to the A23(M) at Albourne and will get you into central Brighton in 10 mins or to Gatwick Airport in 20 mins.

The Specifics

Tenure: Freehold

Title Number: SX87232

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Superfast Fibre

Plot Size: 0.10 acres

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

