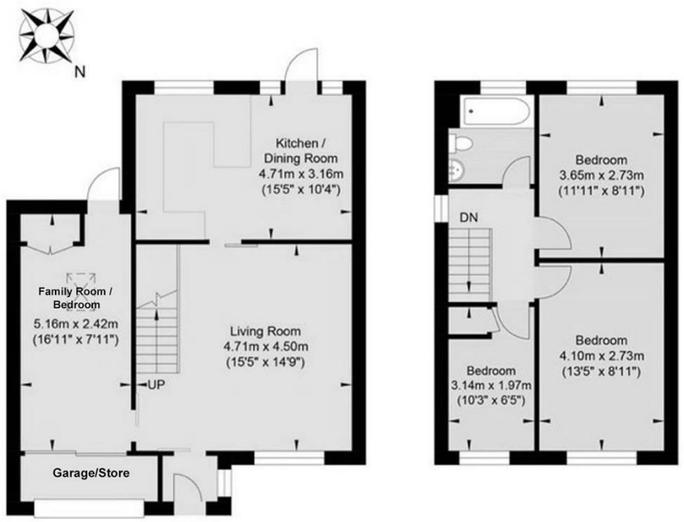
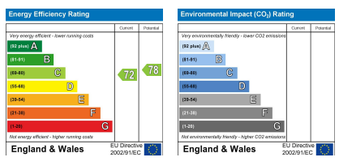


Ground Floor
Approximate Floor Area
584.26 sq ft
(54.28 sq m)

First Floor
Approximate Floor Area
393.42 sq ft
(36.55 sq m)

Approximate Gross Internal Area = 90.83 sq m / 977.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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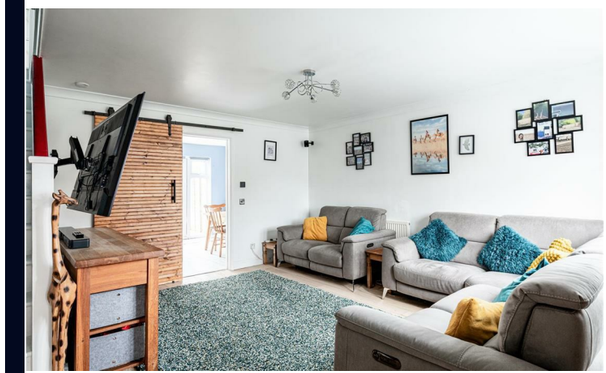
VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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.

BRITISH PROPERTY AWARDS 2022
GOLD WINNER
PSP HOMES
SOUTH ENGLAND (OVERALL)



25 Nursery Close, Hurstpierpoint, West Sussex, BN6 9WA

Guide Price £475,000 Freehold

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25 Nursery Close, Hurstpierpoint, West Sussex, BN6 9WA

Guide Price £475,000 - £500,0000

What we like...

* Versatile link-detached home in a peaceful cul-de-sac..

* Stylish kitchen/diner across the rear with doors to garden.

* Beautiful countryside walks on your doorstep and 10 mins to village centre and school.

* Flexible extra reception room (former garage conversion).

Guide Price £475,000 - £500,0000

Welcome Home

A three/four bedroom link-detached home tucked away peaceful in a cul-de-sac position just a short stroll from Hurstpierpoint High Street. The home benefits from a previous garage conversion creating a versatile fourth bedroom/study, and there is lapsed planning permission (ref: DM/17/1465) for a further ground floor extension to the rear.

The living room is a welcoming space with hardwood flooring and underfloor heating providing comfort underfoot. Stairs rise to the first floor with a useful storage cupboard beneath. Doors lead through to the kitchen/diner at the rear and the converted fourth bedroom/study offering an excellent and versatile feel.

The kitchen/diner was refitted in 2021 and offers a clean, contemporary finish. Amtico flooring runs throughout and there is a range of white gloss wall and base units topped with Quartz work surfaces. Integrated appliances include a Bosch oven and four-ring induction hob with Siemens extractor hood above. There is space for an American-style fridge/freezer, dishwasher and washing machine. A breakfast bar provides additional storage and informal seating, with ample space for a dining table and doors opens directly onto the garden.

The former garage has been converted to create a flexible fourth bedroom, study or playroom. Laid with laminate wood flooring and benefiting from underfloor heating, the room also has a uPVC double glazed door leading to the garden. To the front, a storage area remains with an electric roller door.

On the first floor are three bedrooms and the family bathroom. The main bedroom is a generous double room positioned at the front, with plantation-style shutters and space for freestanding furniture around a king-size bed. Bedroom two is another well-proportioned double overlooking the rear garden whilst the third bedroom, currently arranged as a single bedroom with a loft-style bed, would equally suit use as a home office.

The family bathroom is modern with white suite and overhead power shower.

The home is also fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection.

Step Outside

The rear garden enjoys a sunny south-westerly aspect and is accessed directly from the kitchen/diner onto a patio area, ideal for outdoor seating and dining. There is an outside tap, a large metal shed and an area of artificial lawn. A stream runs along the rear boundary, creating a pleasant backdrop. Please note the embankment beyond the stream is owned by Affinity and maintained by the current owners.

To the front is a small garden and driveway parking.

Hurst Life

Nursery Close sits off Western Road and is close to open countryside with a play park at the end of the close. It is ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local 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. 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: WSX15283
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Plot Size: 0.05 acres
Available Broadband Speed: Ultrafast Fibre

We believe this information is correct but recommend intending buyers check personally before exchange of contracts.