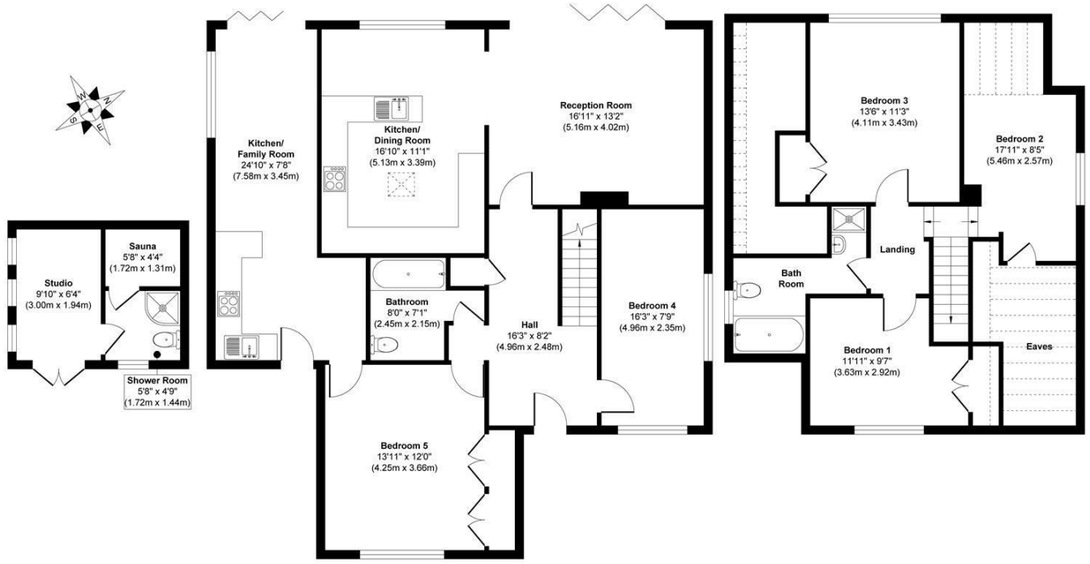


Outbuilding
Approximate Floor Area
121 sq. ft
(11.28 sq. m)

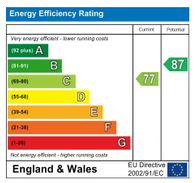
Ground Floor
Approximate Floor Area
1187 sq. ft
(110.34 sq. m)

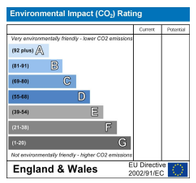
First Floor
Approximate Floor Area
649 sq. ft
(60.30 sq. m)

Approx. Gross Internal Floor Area 1957 sq. ft / 181.92 sq. m (Including Outbuilding)

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
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.







66 Highfield Drive, Hurstpierpoint, West Sussex, BN6 9AU

Guide Price £780,000 Freehold

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66 Highfield Drive, Hurstpierpoint, West Sussex, BN6 9AU

Guide Price £780,000 - £800,000

What we like...

* Spacious and immensely versatile detached home with up to five bedrooms.

* Fabulous location on the sought-after Highfield Drive on east side of the village.

* Integral annexe offering scope for multi-generational living.

* Sunny west facing garden with pretty planting and studio with sauna & shower room.

* Quintessential village lifestyle with thriving community, bustling High St and great schools.

Guide Price £780,000 - £800,000

Welcome Home

If you're looking for a spacious and highly versatile family home in one of Hurstpierpoint's most sought after locations, then this home on Highfield Drive will surely appeal. Offering around 1,836 sq ft of adaptable accommodation and having been substantially extended in recent years, the house now includes an integral annexe that could suit multi generational living, working from home or simply be incorporated back into the main house if required. Positioned on the favoured eastern side of the village, this is a home that offers space, flexibility and plenty of future potential.

The ground floor provides a particularly flexible layout that will work well for a variety of lifestyles. As you enter you're welcomed by a really generous central hall that sets the tone for what lies beyond. The sitting room sits at the rear and links naturally through to a kitchen/diner. This bright space enjoys direct access to the garden and is perfectly suited to everyday family life. The kitchen/diner itself has been thoughtfully designed to create a sociable heart of the house with warm timber cabinetry, wooden worktops and open shelving complemented by attractive tiled splashbacks and integrated appliances. A peninsula unit with inset sink provides additional preparation space while subtly separating the kitchen from the dining area. The dining space is particularly charming with a bespoke built in bench seating area that wraps around the table to create a cosy and practical spot for family meals. A large skylight above floods the room with natural light while the wide window provides a lovely outlook over the garden, making this a bright and inviting space throughout the day. It is easy to imagine this being the natural gathering point for family life, whether enjoying breakfast in the morning or hosting friends in the evening.

In addition, there are two further ground floor bedrooms which provide excellent versatility. These could easily serve as additional reception rooms, playrooms or home offices depending on requirements. A ground floor bathroom and spacious hallway complete the accommodation.

Upstairs there are three further bedrooms arranged around the central landing. These well proportioned rooms provide comfortable accommodation for family members or guests and are served by a family bathroom. The layout offers a practical separation between living and sleeping areas and works well for family life.

The Annexe

A particularly appealing feature of the home is the integral annexe, created as part of the more recent extension. This space includes its own open plan kitchen and living area with bi-fold doors to the garnden, along with bedroom space and shower facilities, making it ideal for extended family, older children or guests. It could also work well for anyone running a business from home. If preferred, the space could easily be incorporated into the main house to provide additional living accommodation.

Further benefits include double glazing, gas central heating and ultrafast fibre broadband which is ideal for modern home working. While the home has been significantly extended and improved over the years, some cosmetic decoration is required in places which presents an excellent opportunity for the next owners to put their own stamp on the house.

Step Outside

To the rear, the home enjoys a sunny west facing garden with a paved terrace providing the perfect spot for outdoor dining during the warmer months. The remainder of the garden is laid mainly to lawn with established planting around the boundaries creating a pleasant and private outdoor space. A fully powered studio houses a sauna, WC and shower which adds a unique lifestyle feature, while still leaving space for storage or hobbies. To the front there is driveway parking providing convenient off road parking.



There is gated side access both sides and driveway parking to the front.

The Hurst Life

Highfield Drive is a peaceful side road that sits 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 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 Iris Bakery has freshly baked artisan breads.

For commuters, Highfield Drive is on the eastern side of Hurstpierpoint, 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 - perfect for a dog walk.

By car, you can easily access the A23(M) at Albourne, which provides swift links to M23 and M25.

The Specifics

Title Number: SX37199
Tenure: Freehold
Local Authority: Mid Sussex District
Council Tax Band: E
Plot Size: 0.12 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

NB - Anti Money Laundering

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. This charge is non refundable.







