Brewery Mews, Hurstpierpoint, BN6 9RX

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft

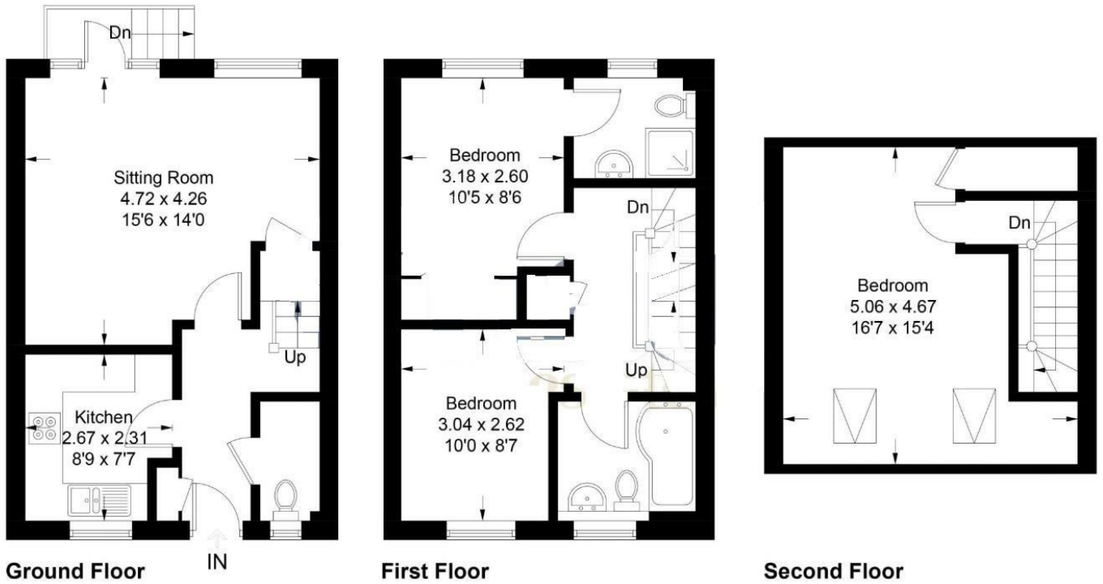
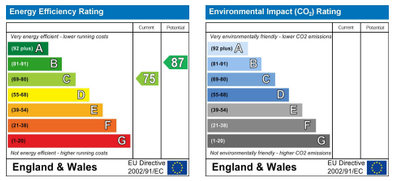


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020



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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.

2 Brewery Mews, Hurstpierpoint, West Sussex, BN6 9RX

Guide Price £425,000 Freehold

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What we like...

* Prime location for the village High Street and St Lawrence Primary School.

* Modern, low maintenance living

* Three good size bedrooms and three bath/shower rooms.

* Beautiful village lifestyle with great connections via Hassocks Station and A23

* Vendor suited with onward purchase.

Welcome Home

A well-presented townhouse forming part of an attractive mews development created from the site of a former brewery, ideally positioned just moments from the heart of the village and benefiting from private parking.

Situated just a short stroll from the centre of Hurstpierpoint, this appealing three-bedroom home forms part of the charming Brewery Mews development, built in 2005 on the grounds of a former brewery. The setting combines the convenience of village living with a tucked-away courtyard environment, creating a quiet yet highly accessible place to live.

The home offers well-arranged accommodation across three floors extending to approximately 973 sq ft, making it both practical and versatile.

On the ground floor, the hub of the home is the spacious sitting/dining room which enjoys a bright and welcoming feel with French doors opening onto the rear courtyard garden, allowing plenty of natural light and providing an easy connection to the outside space. Engineered oak flooring flows through much of the ground floor adding warmth and character. The kitchen is fitted with a range of shaker-style wall and base units with tiled splashbacks and integrated Neff appliances, including a four-ring hob with extractor over and electric oven, along with space for an American-style fridge freezer and dishwasher. A cloakroom/WC completes the ground floor accommodation.

Stairs lead to the first floor, where there are two bedrooms, including the principal bedroom with its own en-suite shower room, along with a family bathroom fitted with a white suite including bath and separate shower cubicle.

Occupying the entire second floor is a particularly generous third bedroom, enhanced by Velux windows and useful eaves storage, making it ideal as a guest suite, home office or additional living space if required.

Step Outside

Outside, steps from the sitting room lead down to the hard landscaped rear courtyard garden, which has been thoughtfully paved for ease of maintenance and provides a pleasant, private space for outdoor seating or dining.

To the front, the home is approached via a communal courtyard, reinforcing the attractive mews-style setting. The property also benefits from an allocated parking space and use of a communal cycle store.

Hurst Life

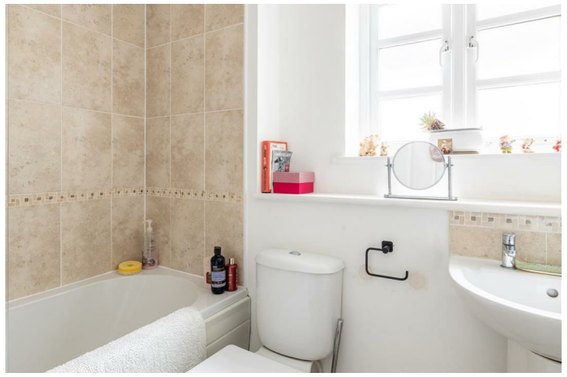
For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer and Brewery Mews is just a moment's walk from the High Street. It has a thriving community, beautiful historic High Street, reputable schools in both the private and state sector and is surrounded by a glorious 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 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). Schooling wise, the village has a reputable primary school in the form of St Lawrence CofE. In the private sector, Hurst College is very highly regarded. For secondary state education, most children attend Downlands in the neighbouring Hassocks.

By car, you can easily access the A23(M) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.

The Specifics

Tenure: Freehold
Title Number: WSX307807
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but we recommend checking information personally before exchange of contracts.