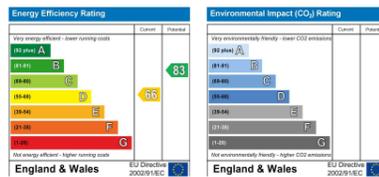


Approx. Gross Internal Floor Area 1059 sq. ft / 98.44 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES
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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
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GOLD WINNER
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 SOUTH ENGLAND (OVERALL)



92 College Lane, Hurstpierpoint, BN6 9AJ

Guide Price £625,000 Freehold

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92 College Lane, Hurstpierpoint, BN6 9AJ

Guide Price £625,000 - £650,000

What we like...

- * Detached bungalow with granted planning permission to turn into a large detached house.
- * Sought-after location of east side of beautiful Hurstpierpoint village
- * Modernised by owners since 2021 with new boiler, new kitchen, new bathroom and rewire.
- * Sunny west facing garden, garage and plenty of parking
- * Vendor suited with chain free purchase

Welcome Home

Situated on the ever-popular College Lane in Hurstpierpoint, this attractive 1950s detached bungalow offers well-balanced accommodation, a sunny west-facing garden, and exciting potential for future enlargement, with planning permission already granted to convert the property into a house.

Our clients have significantly improved the property since purchasing in 2021, undertaking a programme of modernisation including a refitted kitchen, updated bathroom, new boiler, rewire and redecoration throughout, creating a bright and welcoming home ready to move straight into, but still with that exciting future potential.

The accommodation is well arranged and extends to approximately 1,059 sq ft, centred around a spacious 16ft reception room which enjoys excellent natural light and opens directly onto the garden through double doors, perfect for everyday living and entertaining alike.

The modernised kitchen is fitted with a range of sleek units, marble-effect worktops and integrated appliances, with space for additional white goods and a door providing access outside.

There are three bedrooms, two of which are comfortable doubles positioned to the front of the bungalow with attractive bay windows, whilst the third bedroom offers flexibility as a smaller double or generous single, nursery or home office.

The bathroom has been stylishly updated with contemporary tiling, a modern vanity unit and bath with shower above. A separate WC sits alongside, adding further practicality for family living.

Step Outside

The west-facing rear garden is a real highlight, enjoying plenty of afternoon and evening sunshine. It is mainly laid to lawn with a paved patio area directly off the reception room — an ideal space for summer dining or relaxing outdoors.

To the front there is driveway parking and a garage, providing useful storage and further scope for alteration if desired.

Scope & Potential

As mentioned, the home already benefits from planning permission to convert the existing bungalow into a substantial two-storey family house, offering an exciting opportunity for buyers looking to create a long-term home. Full plans can be seen on request or you can search the Mid Sussex planning portal using REF: DM/24/1131

The approved plans reconfigure the ground floor to create a superb open-plan kitchen/dining/living space spanning over 26 ft (8 metres) across the rear of the house, designed with wide bi-fold doors opening onto the garden, ideal for modern family living and entertaining. The layout also includes a separate family room and study to the front, along with a practical utility room and ground floor shower room.

The plans introduce a first floor with four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a contemporary family bathroom and useful built-in storage.

Once completed, the property would be transformed from a bungalow into a spacious four-bedroom detached house, significantly increasing both the living space and overall value, whilst retaining the generous plot and west-facing garden. For buyers seeking a home they can enjoy immediately while also having the option to extend and enhance in the future, this represents a particularly appealing opportunity.



College Lane sits on the favoured east side of 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 highly regarded Hurst College is within easy reach, sitting just further along College Lane.

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, whilst Iris Bakery offers superb sourdoughs and artisan breads.

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 and there are numerous bridleways and footpaths almost on your doorstep - perfect for walking the dog!

By car, Hurst is ideally situated for the A23, underlining just how convenient a location this beautiful village is.

The Specifics

Title Number: W SX31396

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.11 acres

Available Broadband Speed: Ultrafast Fibre

Garden Orientation: West

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

NB - AML obligations

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.

