



**1 Packham Gardens, Hurstpierpoint, West Sussex, BN6 9YU**

**Guide Price £775,000 Freehold**

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## 1 Packham Gardens, Hurstpierpoint, West Sussex, BN6 9YU

What we like...

- \* Tucked away position with south facing garden - one of the best spots on development
- \* Beautifully presented throughout with fantastic flow to accommodation
- \* Superb 25ft kitchen/diner with doors to the garden.
- \* Detached garage offering conversion potential or excellent storage.
- \* Thriving village with bustling High St, great schools, excellent links and beautiful countryside

### Welcome Home

Welcome to this beautifully presented, four bedroom, detached family home on the edge of Hurst Meadows. These superb homes were built by Bovis Homes in 2018 and are incredibly desirable due to their convenient location close to the village's quintessential High Street, the reputable St. Lawrence Primary school and Hurst College and beautiful open countryside.

The home has been beautifully maintained by our clients and is offered for sale in excellent order throughout. The beauty of the position is that the home is tucked away from any busyness and has a south facing garden. In fact, our clients specifically chose the plot off plan when the homes were being built.

Upon entry you're welcomed by a spacious central hallway which leads to each of the ground floor rooms creating a fabulous flow to the living space. The generously sized sitting room is dual aspect with a large bay window, complete with plantation shutters, that floods the room with natural light. Double doors open to seamlessly connect this room with the fabulous kitchen/diner, which spans an impressive 25ft across the entire rear of the house creating an exceptional space for entertaining friends & family - particularly with the French doors flung open during the summer months.

The kitchen is fitted with a range of timeless shaker style units, complemented by warm wood worktops that add both character and practicality. There is plenty of preparation space along with integrated appliances, and the layout has been carefully considered.

A separate and cleverly combined utility-come-cloakroom hides away the noisier appliances.

For those who work from home, there is a separate study, which overlooks the front.

The first floor boasts an impressive master bedroom with built in wardrobes and ensuite shower room. Each of the remaining three bedrooms are a double and they are served by the modern family bathroom.

Being a recently built home there are high levels of insulation and eco-efficiency. There is high performance double glazing, gas fired central heating and you have access to an ultrafast fibre broadband connection. The EPC rating is B, with potential to reach an A.

### Step Outside

The southerly rear garden has been thoughtfully landscaped to create a practical yet inviting outdoor space, ideal for enjoying the sun throughout the day. A generous paved terrace sits directly off the house, providing a natural spot for outdoor dining and entertaining, with a continuation of paving that neatly frames the garden. The central lawn is level and well-maintained, offering a good amount of usable space for families or those who enjoy gardening.



Raised sleeper beds and planted borders add structure and colour, while established hedging and timber fencing provide a good degree of privacy and screening. To one corner, a sheltered seating area is tucked away, creating a more secluded spot. There is also gated side access and scope to install bi-fold doors to the garage and/or convert that into a garden room, gym or home office.

To the side is driveway parking for up to three cars leading to the detached garage, with power, lighting and a pitched roof that creates additional storage opportunities.

### The Hurst Life

The home sits in the newer phase of Iden Hurst in quintessential Downland village of Hurstpierpoint and adjacent to beautiful open countryside. For anyone seeking that quintessential village lifestyle, Hurstpierpoint has so much to offer. 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 Iris Bakery has freshly baked artisan breads and pastries.

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.

### The Specifics

Title Number: WSX401085

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: F

Plot Size: 0.06 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

