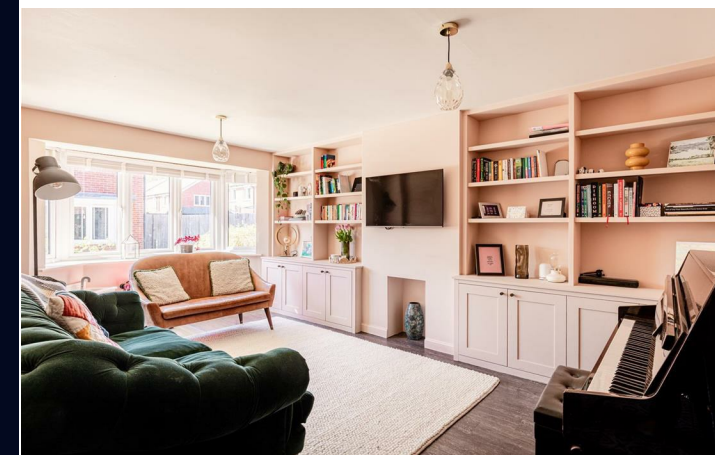
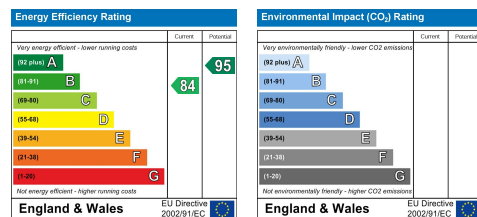


Approx. Gross Internal Floor Area 1158 sq. ft / 107.63 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



4 Pierce Place, Hurstpierpoint, BN6 9YL

Guide Price £525,000 Freehold

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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.

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## 4 Pierce Place, Hurstpierpoint, BN6 9YL

Guide Price £525,000 - £550,000

What we like...

- \* Peaceful, tucked away position close to open countryside.
- \* Beautifully updated with gorgeous interiors and attention to detail.
- \* Stunning kitchen/diner with breakfast bar, stone counters and French doors to garden.
- \* Spacious sitting room with bay window, bespoke cabinetry.
- \* Sought-after village with historic High St, reputable schools and thriving community.
- \* Easy access to A23 and Hassocks mainline station

**Guide Price £525,000 - £550,000**

### Welcome Home

If you're looking for a stylish, modern, detached family home in the thriving village of Hurstpierpoint then this fabulous family home on Pierce Place could be the one you have been waiting for.

The home was built in 2018 by Bovis Homes as part of the popular Bramble Park development which sits off Iden Hurst and adjacent to the beautiful open countryside of Hurst Meadows. Since that time our vendors have undertaken a transformative project to remodel and improve the ground floor living space, creating a beautiful space with a practical layout that works for both entertaining and everyday family life.

Upon entry your eye will catch the striking 'period style' tiled flooring which flows into the ground floor cloakroom.

### A Classic Feel

The sitting room is a really generous size and has a classic feel with a bay window and faux chimney breast with beautiful bespoke cabinetry in the alcoves either side. The "Setting Plaster" by Farrow & Ball colour scheme works so well and ties the room together nicely.

### A Social Space

Across the rear is a stunning kitchen/diner with French doors that open out to the garden. The quartz counters and herringbone flooring add a touch of class whilst the contemporary cabinetry is stylish. There is a range of integrated appliances and plenty of storage space too. The built in seating area also offers handy storage solutions and with the doors to the garden, this is a superb space for "inside-outside" living during the summer months.

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### A Modern Spec

Being a modern home there are high degree of insulation, high performance double glazing, gas fired central heating that contribute to an EPC B-84 rating, with potential to be A-94. For those who work from home you have access to an Ultrafast fibre broadband connection.

### Step Outside

To the rear, the garden is level, fully enclosed and has been nicely landscaped. The paved terrace runs the entire width of the home whilst a second seating area underneath a Wisteria wrapped pergola is intentionally positioned to make the most of the evening sunshine.

There is gated side access and a door that leads into the attached single garage which has power, lighting and a vaulted ceiling that offers extra storage opportunities.



To the side is driveway parking that leads to said garage.

### The Hurst Life

The home sits in a tucked away position 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: WSX401195

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.05 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 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.

