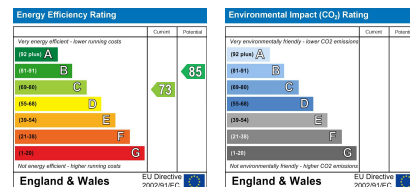


**Approx. Gross Internal Floor Area 1441 sq. ft / 134.02 sq. m (Including Garage)**

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



**7 St. Lawrence Way, Hurstpierpoint, West Sussex, BN6 9SH**

**Guide Price £600,000 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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## 7 St. Lawrence Way, Hurstpierpoint, West Sussex, BN6 9SH

What we like...

- \* Peaceful cul-de-sac position in sought-after village of Hurstpierpoint.
- \* Spacious and highly flexible accommodation.
- \* Granted planning permission for sizable rear/side extension.
- \* Thriving village with bustling High St, great schools and thriving community.
- \* Easy access to A23 and Hassocks' mainline station.
- \* NO ONGOING CHAIN

### Welcome Home...

If you're looking for a spacious, and highly versatile home in a quiet village setting then this delightful 4 bedroom chalet bungalow could be the one for you. It is bright and welcoming, offering flexible and spacious accommodation and is situated in a beautiful, select close, home to only 30 dwellings, ensuring a peaceful and private setting.

Upon entry you are welcomed by a light-filled hallway with voluminous vaulted ceiling illuminated by a Velux window above. To your left, the spacious lounge features two large windows, one being a bay, creating a delightful double aspect and filling the room with natural light. The hallway also offers ample storage space under the stairs, ideal for coats and shoes.

At the rear of the home, the modern kitchen boasts a large window with views over the well-maintained garden and provides side access to the outdoor space. Thoughtfully designed, the kitchen offers space for a washing machine and dishwasher, while the integrated fridge-freezer, double oven, and gas hob ensure complete convenience, Karndean flooring provides practical flooring and a new combi boiler is hidden away in the kitchen units.

The stylish family bathroom, recently updated in January 2024, is generously sized and offers the versatility of both a shower and a bath. Above the sink, you'll find a mirror with Bluetooth connectivity, as well as a dedicated socket for an electric toothbrush or razor – a practical touch for everyday convenience.

One of the four bedrooms is located at the rear of the property, offering a lovely outlook on to the garden. This versatile room could also serve as a dining room. A double wardrobe provides ample storage space.

The second bedroom overlooks the front of the house and, like the other, this room could also be used as a dining or family room and it benefits from a practical double storage cupboard.

Upstairs, you'll find the fantastic loft conversion, added 12 years ago. With two generously sized rooms of similar proportions, there'll be no dispute over who gets which room! 'Made to measure' fitted wardrobes are ideal for hiding toys, clothing, or shoes. Each room benefits from a rear-facing aspect and Velux windows to the front, ensuring plenty of natural light. These rooms are complimented by a contemporary shower room, which was recently updated last year, adding a modern touch to this already impressive space.

### Step Outside...

To the side of the home, you'll find a garage with power, providing an ideal space for additional storage—perfect for a second fridge-freezer when entertaining, as well as a lawnmower and tumble dryer. The rear garden features a spacious patio and offers a blank canvas for any aspiring gardener. There's also a shed for housing garden tools, along with an outside tap, always a practical addition.

The front is a newly laid driveway provides parking for three cars.



### Scope & Potential...

Planning permission was granted early last year for a fabulous extension to the rear and side of the property. This would allow for an open-plan kitchen/dining room, snug, and a utility room, offering a generous additional space measuring 4 meters by 10 meters. This extension would be a wonderful enhancement to an already well-appointed home, creating a superb space for modern living and family gatherings. Planning REF: DM/24/0236 - NO ONGOING CHAIN

### Hurst Life...

St Lawrence Way is ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema—all contributing to its unique charm and appeal. 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 hikers, runners, cyclists and dog owners, the beautiful countryside of Hurst Meadows and Sussex Countryside is right on your doorstep. 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). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M).

### The Specifics...

Title Number: SX29972  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Broadband Speed: Superfast Fibre

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

### 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.

