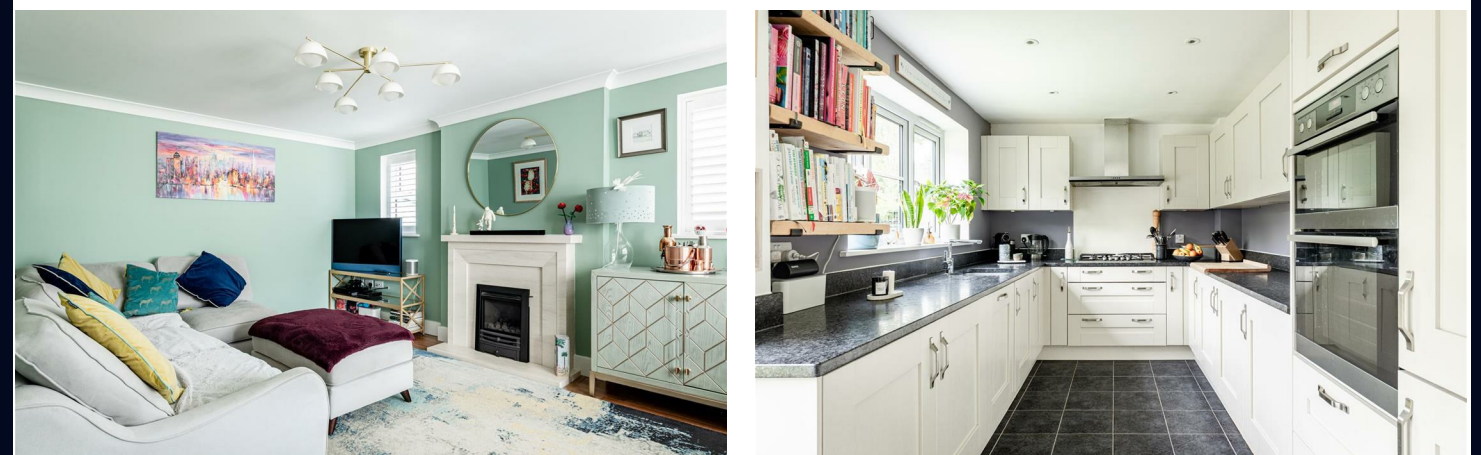
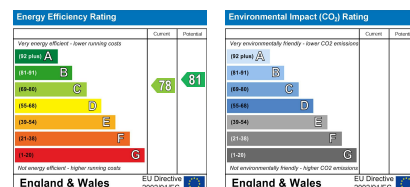
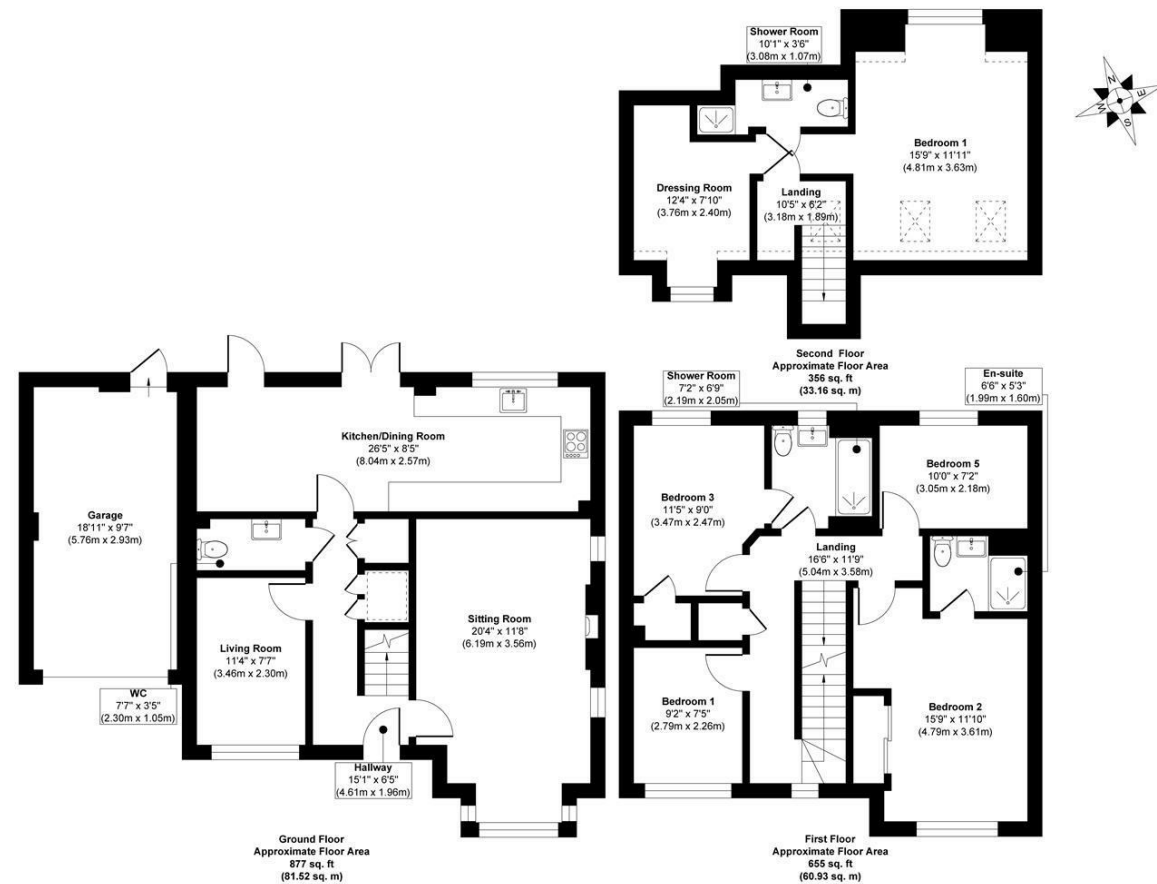




4 Hurstbee Close, Hurstpierpoint, West Sussex, BN6 9FP

Guide Price £800,000 Freehold

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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.

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4 Hurstbeech Close, Hurstpierpoint, West Sussex, BN6 9FP

Guide Price £800,000 - £850,000

What we like...

- * Spacious and highly flexible detached home - perfect for a family.
- * Lovely wooded outlook to the rear - a rarity with modern homes.
- * Granted planning permission to extend to the rear.
- * Fabulous principal bedroom with ensuite and dressing room.
- * Vendors suited so a swift move is possible.

Guide Price £800,000 - £850,000

Welcome Home

If you're looking for a proper family home in a quiet cul-de-sac, with plenty of space, a flexible layout, a wooded outlook and a garden that genuinely works for family life, this is one to see. Built in 2015 by Croudace Homes it offers everything one looks for with a family home.

The house is arranged over three floors and offers just under 1,900 sq ft of accommodation, giving you the sort of space that can adapt as a family grows. The layout works particularly well because there is a good balance between open, sociable areas and separate rooms for when everyone needs their own space.

Family Friendly Flexibility

On the ground floor, the sitting room is a lovely main reception room, positioned at the front of the house with a bay window, feature fireplace and plenty of space for sofas. It feels like the room you would naturally use in the evening. There is also a separate living room, which could work brilliantly as a playroom, snug, study or gaming room, depending on the age and stage of the family.

Let's Eat

To the rear, the kitchen and dining space is the everyday hub of the home. The kitchen has a smart range of shaker-style units, integrated appliances and generous worktop space, while the dining area sits just off it, creating an easy flow for day-to-day family life. There are doors out to the garden from both areas, which makes the layout feel very connected to the outside. It is easy to imagine summer days with the doors open, children in and out of the garden, and friends or family gathering between the kitchen, dining area and terrace.

Off To Bed

The first floor gives you four bedrooms, which is one of the reasons the house works so well. It means children can have their own rooms, there is still space for guests or working from home, and the layout has the flexibility to change over time. There is a family bathroom, plus an en-suite arrangement serving two of the bedrooms, so the house is well set up for busy mornings.

A Private Retreat

The top floor is a real bonus. The whole floor is given over to a principal suite, with a generous bedroom, separate dressing room and en-suite shower room. It feels nicely removed from the rest of the house and gives parents a proper retreat at the end of the day.

Being a modern home, there are impressive levels of insulation, high performance double glazing and access to an Ultrafast fibre broadband connection too.

Scope/Potential

Interestingly, the home has granted planning permission for a single storey rear extension, conversion of garage loft space to form new office and an additional dormer on the top floor. Full plans available on the Mid Sussex Planning Portal. REF: DM/22/1958. The vendors have undertaken some of the changes already.



Step Outside

Outside, the garden is a major part of the appeal. It is a really good size, mainly laid to lawn and backs onto woodland, so it feels much greener and more private than many modern homes. There is plenty of space for children to play, but it has also been set up brilliantly for entertaining, with a terrace, covered seating area, raised deck and outdoor kitchen/barbecue area. It is the sort of garden that would be used properly, not just looked at.

To the front, there is driveway parking, access to the garage and an attractive landscaped frontage. The house has a smart, welcoming look with tile-hung elevations and a lovely green front door, giving it real kerb appeal.

The Hurst Life

Hurstbeech Close lying off Chalkers Lane is ideally located just 15-20 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 enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local's 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

Tenure: Freehold
Title Number: WSX374517
Local Authority: Mid Sussex District Council
Estate Charge: ETBC
Council Tax Band: F
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Ultrafast

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

