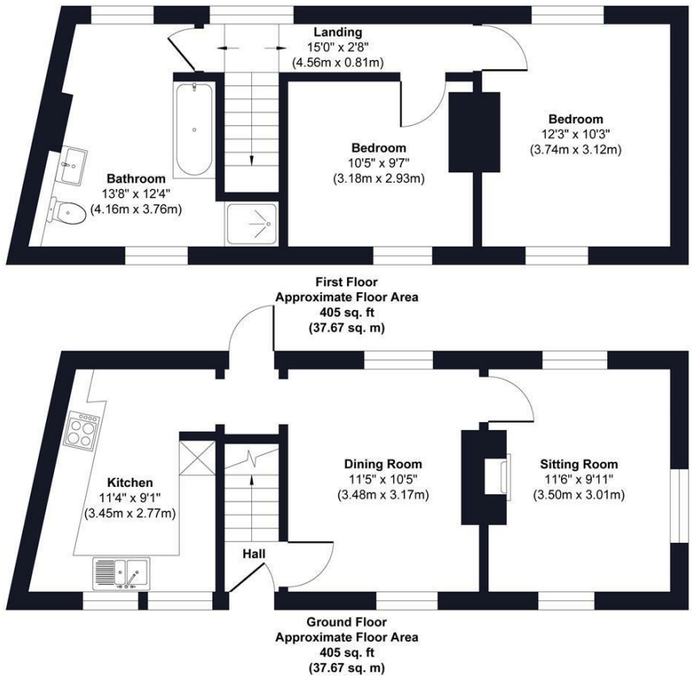
The Hollies, High Street, Hurstpierpoint, BN6 9P



Approx. Gross Internal Floor Area 810 sq. ft / 75.34 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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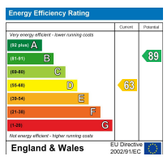

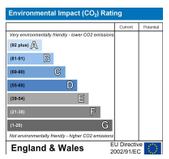

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The Hollies, High Street, Hurstpierpoint, West Sussex, BN6 9PZ

Guide Price £465,000 Freehold

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The Hollies, High Street, Hurstpierpoint, West Sussex, BN6 9PZ

Guide Price £465,000 - £475,000

What we like...

* Utterly charming detached cottage with wealth of retained character.

* Prime spot in the heart of the village, being tucked away but a moment from High Street

* Driveway parking for one car - a seldom available benefit in this location.

* Two reception rooms and two good size bedrooms.

* Pretty cottage garden.

Guide Price £465,000 - £475,000

Welcome to The Hollies

A wonderfully characterful detached period cottage, tucked away in a secluded backwater just a literal stone's throw from Hurstpierpoint High Street. The Hollies combines the charm and individuality of an older Sussex home with one of the village centre's most valuable practical advantages: off-road parking.

Behind its cottage exterior, the house offers a warm, inviting layout arranged over two floors, extending to approximately 810 sq ft. The accommodation has a pleasing sense of balance, with two separate reception rooms, a country-style kitchen, two bedrooms and a notably generous first-floor bathroom.

The ground floor has an appealing flow for day-to-day living. The sitting room is a cosy, double-aspect space with timber flooring, leaded windows, built-in shelving and a handsome fireplace creating a natural focal point. It feels private and comfortable, ideal for quieter evenings, reading or relaxed entertaining.

Alongside, the dining room brings further flexibility. With wood flooring, period proportions and space for both a table and work-from-home area, it could serve equally well as a formal dining room, study, snug or occasional guest space. Together, the two reception rooms give the cottage more versatility than its footprint might first suggest.

The kitchen continues the cottage character, fitted with traditional timber cabinetry, tiled worktops, terracotta-style flooring and views out towards the garden. It has a rustic, homely feel that suits the age and style of the house, while still providing practical everyday workspace.

Upstairs, there are two good bedrooms, both with cottage charm, sloping ceiling lines and attractive window details. The principal bedroom is a comfortable double with patterned feature wall and space for freestanding furniture, while the second bedroom is currently arranged as a characterful home office/bedroom, complete with a decorative fireplace and fitted shelving.

The bathroom is a real surprise — considerably larger than many homes of this style — and fitted with both a bath and separate shower. Its generous proportions give it a relaxed, almost boutique feel, with space, colour and period touches adding to the personality of the house.

Cottage Garden

Outside, The Hollies enjoys pretty cottage-style gardens, framed by mature planting, brick walls and paved seating areas. It is a charming, sheltered spot for morning coffee, summer dining or simply stepping away from the bustle of the High Street, despite being so close to it. Beyond the garden is private off road parking for one car.

The Hurst Life

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 has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

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.

By car, you can easily access the A23(M) which will get you into central Brighton in 10 mins and onto the M23 and M25 swiftly too.

The Specifics

Tenure: Freehold
Title Numbers: WSX11392
Local Authority: Mid Sussex District
Conservation Area: Yes - Hurstpierpoint
Council Tax Band: D
Available Broadband Speed: Superfast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.