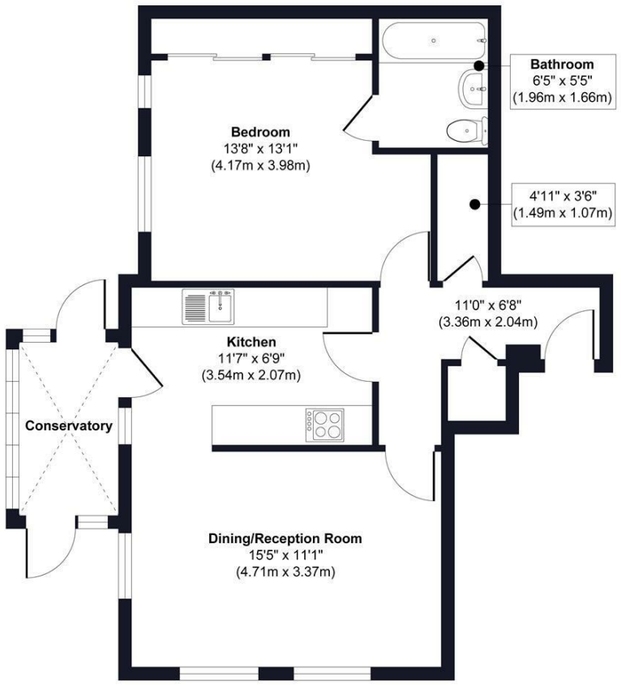
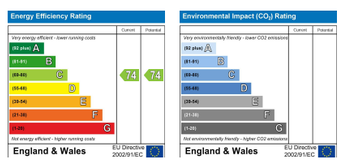



**Floor Plan**

**Approx. Gross Internal Floor Area 603 sq. ft / 56.05 sq. m**

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

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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.







## Flat 1, Parkview, South Avenue, Hurstpierpoint, BN6 9QB

## Guide Price £225,000 Freehold

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Flat 1, Parkview, South Avenue, Hurstpierpoint, BN6 9QB

What we like...

* Ground floor apartment in a prime location for Hurstpierpoint High Street.

* Small private courtyard garden providing low maintenance outside space.

* Long unexpired lease remains

**Welcome to Parkview**

Are you over 60 years of age and looking for an easy-to-manage home in the heart of Hurstpierpoint, where the High Street, village amenities and green open space are all close at hand?

Set on the ground floor of Park View, this one-bedroom apartment is specifically for the over-60s and offers an appealing balance of independence, manageable proportions and a strong sense of place. Extending to approximately 603 sq ft, the accommodation is well arranged, with a generous reception room, separate kitchen, substantial bedroom, bathroom and a conservatory opening onto a small private courtyard garden.

The apartment has clearly been cared for. The kitchen and bathroom are both in good, serviceable condition and the interiors are clean and well kept, although there is obvious scope for a new owner to update the finishes and decoration to suit their own taste. In that sense, it offers something increasingly difficult to find: a home that is entirely liveable from day one, without having already dictated the next owner's style.

The principal reception room is particularly well proportioned, measuring around 15 ft x 11 ft. Two windows draw in plenty of natural light and there is ample room for both sitting and dining furniture without either use feeling compromised.

An arched opening provides a subtle connection towards the kitchen, helping the plan feel more open than its dimensions might initially suggest. The kitchen itself is arranged in a practical galley format, with generous runs of cabinetry and work surface on both sides.

Beyond the kitchen is the conservatory, which acts as a gentle transition between the apartment and its outside space. It would work equally well as somewhere to sit with a book, tend plants, or simply enjoy a little extra separation from the main reception room.

From here, a door opens onto the apartment's small private courtyard garden. Enclosed and low-maintenance, it provides space for a table and chairs, pots and planting – enough to give the apartment its own private outdoor retreat without the upkeep of a conventional garden.

The bedroom is unusually generous for a one-bedroom apartment, measuring approximately 14 ft square at its widest points. A long run of fitted wardrobes provides excellent storage, while multiple windows prevent the room from feeling enclosed. There is comfortably enough space for a substantial bed, additional furniture and a dressing area.

The bathroom sits immediately alongside and includes a full-size bath with shower over, wash basin and WC. Again, it is functional and well maintained, though a future owner may choose to refresh the finishes over time.

There is also a useful internal cupboard off the hall, adding valuable everyday storage.

The attraction of Park View is not simply the apartment itself but the lifestyle surrounding it. The development sits beside generous communal gardens, which create a far greener and more spacious outlook than might be expected from such a central village position. Mature trees, lawn and established planting give the setting a settled, peaceful quality and provide somewhere to enjoy outdoor space without responsibility for its day-to-day maintenance. For someone looking to simplify life without becoming isolated from it, the location makes a great deal of sense.



There is also allocated and visitor parking.

**The Hurst Life**

South Avenue is just a stone's throw from the vibrant Hurstpierpoint High Street, home to a delightful selection of shops and eateries, including a deli, bakery, greengrocer, individual boutiques, pubs, restaurants and a cinema— all reflecting the charm of village life, away from the hustle and bustle of larger towns. The friendly community fosters a wonderful spirit, and for those who aren't local, the Hurstpierpoint Heritage Trail offers a perfect glimpse into the village's history.

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). By car, you can easily access the A23(M).

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 and South Downs National Park is literally right on your doorstep.

**The Specifics**

Tenure: Leasehold
Lease: 156 years unexpired
Service Charge: We are advised £142.50 pcm
Local Authority: Mid Sussex
Council Tax Band: C
Available Broadband Speed: Ultrafast
Conservation Area - Yes: Hurstpierpoint

We believe this information to be correct and it has been provided in good faith but we cannot guarantee its accuracy. Intending purchasers should check personally before exchange of contracts. The information provided cannot be used as part of any offer and does not form part of any contract





