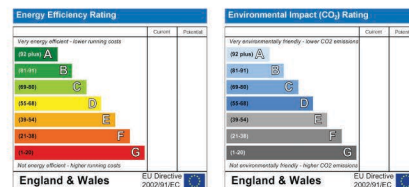


Approx. Gross Internal Floor Area 1621 sq. ft / 150.70 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property




BRITISH PROPERTY AWARDS
 2022
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5 Highfield Drive, Hurstpierpoint, BN6 9AT

Guide Price £600,000 - £625,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
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5 Highfield Drive, Hurstpierpoint, BN6 9AT

Guide Price £600,000 - £625,000

What we like...

- * Spacious and incredibly versatile chalet home with huge potential for extension.
- * Peaceful position in sought-after village of Hurstpierpoint.
- * Fabulous south facing garden with pretty planting.
- * No chain means a swift move is possible.

Guide Price £600,000 - £625,000

The Home...

If you're looking for a versatile, detached home in a peaceful location then this fabulous chalet bungalow in the desirable Highfield Drive will surely appeal. The home was originally built in 1957 and is offered for sale for the first time in over 30 years, with no onward chain.

The accommodation is spacious, extending to an impressive 1,621 sq ft and offering incredible flexibility making it ideal for families and downsizers alike. The home is really well presented but would now benefit from some cosmetic modernisation and offers an exciting amount of potential to extend and enlarge, subject to any necessary consents.

Upon entry you're welcomed by a really generous central entrance hall with lovely oak flooring. The 18ft sitting room is an inviting space with the fireplace providing the natural focal point. This room flows out to the conservatory, built twelve years ago by 'Everest'. With underfloor heating, this is a usable space all year round and the perfect spot to sit and watch the garden wildlife.

The second reception room overlooks the front and is incredibly versatile, meaning it could easily be used as a generous ground floor double bedroom especially as there is a shower room just over the hall.

The kitchen has shaker style cabinetry and offers plenty of prep and storage space. A door leads back through to the sitting room and a separate door leads out to the conservatory.

The integral garage provides excellent storage and also offers conversion potential if more living space was desired.

On the first floor you have two great size double bedrooms and a shower room. Again, there is huge potential to enlarge the first floor space by extending into the eaves space.

The home has an air source heat pump, is fully double glazed and for those who work from home there is access to an Ultrafast fibre broadband connection.

Outside Oasis...

Stepping outside you have the most delightful and sunny south facing garden - real outside oasis. It has clearly been lovingly maintained over the years and there is abundance of established and pretty planting that offers seasonal colours. The level expanse of lawn is great for children to play and there is gated side access. In total, the plot extends to 0.12 acres.

To the front is driveway parking.



Hurst Life...

Highfield Drive is a peaceful side road that sits off Hassocks Road in the quintessential village of Hurstpierpoint. The village 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, Nurple 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).

The Specifics

Title Number: SX31337

Tenure: Freehold

Local Authority: Mid Sussex District

Council Tax Band: E

Plot Size: 0.12 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

