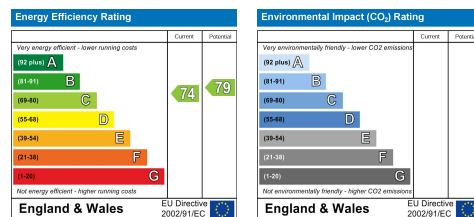


GROUND FLOOR
609.95 SQ FT / 56.7 SQM



10 Brewery Mews, Hurstpierpoint, West Sussex, BN6 9RX

Guide Price £250,000 Leasehold - Share of Freehold

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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.

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10 Brewery Mews, Hurstpierpoint, West Sussex, BN6 9RX

What we like...

- * Spacious apartment that is perfect for first time buyer or UK bolt hole.
- * Hurstpierpoint offers a vibrant village lifestyle with superb community and bustling High St.
- * Share of freehold and no ground rent.
- * Modern kitchen and bathroom.
- * No onward chain means a swift move is possible.

The Home...

A spacious one bedroom apartment forming part of Brewery Mews – a small mews development of homes converted in 2005 from the former buildings of Hurst Brewery which opened in 1862 and closed after the First World War, after which it became a cheese factory before passing into the hands of the sports company Slazenger. The apartment would be perfect for someone looking for low maintenance living and the superb village lifestyle Hurstpierpoint offers.

The open plan living room/kitchen is the hub of the home and a great space to entertain. The dual aspect living room provides plenty of space a sofa and round table & chairs. The kitchen has contemporary white gloss units with contrasting wood-effect worktops and an integrated oven/hob.

The bedroom is extremely generous, extending to nearly 17ft with an incredibly useful fitted wardrobe/study area.

The bathroom is stylish with contemporary finishes and overhead shower.

The apartment is heated via gas fired boiler, has double glazed windows throughout and there is a secure entry phone system. There is also an allocated parking space adjacent to the apartment.

Location, Location, Location...

Sussex villages don't come much better than vibrant Hurstpierpoint and Brewery Mews sits on Cuckfield Road close to the bustling High Street that provides an eclectic mix of independent shops, stores and boutiques including butchers, pharmacy, green grocers, newsagents and bakers. The village boasts three pubs including The New Inn - is a Grade II listed gourmet pub with a gorgeous 1/3 acre garden and serving splendid Sunday Roasts. For everyday essentials you have the Co-Operative store, whilst 'Crossways Fish & Chip' shop and the artisan 'Village Pizza Kitchen' are favourites amongst the locals. For a bite to eat Morleys Bistro is superb, whilst Nurpur is a fantastic curry house. For fine dining, The Fig Tree comes highly recommended.



For mainline rail services, Hassocks Station sits just under two miles and provides regular services to London, Brighton and Gatwick International Airport.

The village is also home to the revered Hurstpierpoint College, whilst St Laurences CofE Primary Schools is just over the road.

The cosmopolitan city of Brighton & Hove is easily accessible via the A23 and the seafront is just under 10 miles distant. Other surrounding areas are easily accessed via the A23(M).

The Finer Details...

Title Number: WSX297508

Tenure: Leasehold - Share of Freehold

Lease: 999 years from 1 December 2005

Service Charge: £214.81 per quarter

Ground Rent: £NIL (due to share of freehold)

Managing Agents: Eightfold property, Hove

Local Authority: Mid Sussex District Council

Council Tax Band: B (Mid Sussex District Council)

We believe the above information to be correct but recommend intending buyers check details personally.

