



22 High Street, Hurstpierpoint, BN6 9TY

£450,000

A two bedroom period cottage, set in the heart of historic Hurstpierpoint village with spectacular far reaching southerly views over farmland to the South Downs National Park. Offered for sale with the benefit of off road car parking and vacant possession with no onward chain. Early inspection strongly recommended.



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22 High Street

Hurstpierpoint

Located at the quiet end of the High Street, this charming cottage is believed to date from 1842, built to house the stone masons constructing the village church steeple next door. The ground floor comprises, a spacious dual aspect living room with original parquet flooring, a round bay window to the front elevation and French doors to the rear. A staircase rises to the first floor and a downstairs cloakroom/wc (a rarity with properties of this type) is discreetly concealed below stairs. The kitchen is fitted with modern units at both eye and base level including oven & hob, double doors lead into the garden room that in turn has sliding doors opening directly onto the South facing rear garden.

On the first floor, doors lead to all first floor rooms. The principal bedroom is the full width of the cottage having fitted wardrobes and a window to the front elevation. Bedroom two enjoying views across the rear garden and beyond towards the Downs. The bathroom is fitted with a modern contemporary white suite and has double opening doors out to the rear roof terrace.

Outside, off road parking with a timber gate leads to front door, set back from the road, via a long paved front garden and in turn front door. The rear garden is also predominantly paved with raised planters/beds, South facing with uninterrupted downland views.



22 High Street

Hurstpierpoint

- Two bedroom period cottage
- Off road parking
- Downstairs cloakroom/wc
- South facing low maintenance rear garden
- Stunning views to Wolstonbury Hill and the South Downs National Park
- Spacious double aspect, bay fronted living room with original parquet flooring
- Balcony/roof terrace with views
- Gas central heating
- Superb centre of village location, close to all facilities
- Council tax band C – Energy performance rating D

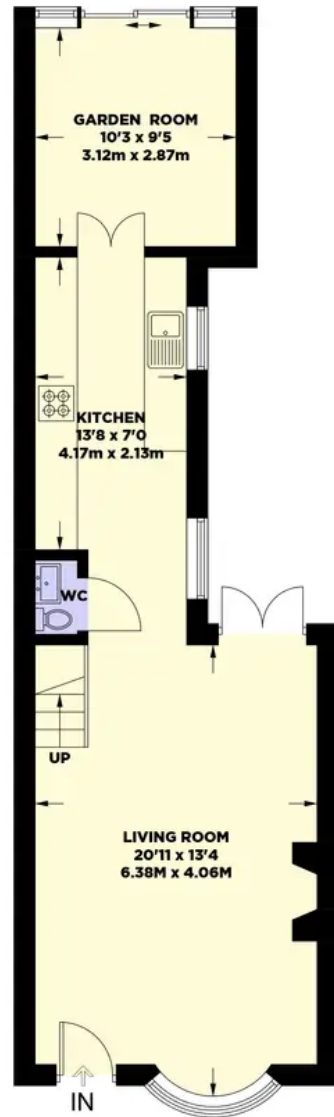
The High Street in Hurstpierpoint village offers a range of facilities including; post office, three public houses, restaurants, shops, general store, boutiques etc. More comprehensive shopping facilities are available just over a mile away to the east at Hassocks village. Burgess Hill and Haywards Heath town centres are 3 miles and 6 miles to the north with the city of Brighton and Hove 8 miles to the south.

Hassocks mainline railway station provides fast and frequent services to London (Victoria/London Bridge 48 minutes), Gatwick International Airport (about 25 minutes) and the South Coast (Brighton 15 minutes). BY ROAD Access to the motorway network and surrounding areas at Sayers Common or Pyecombe (A/M23) both within 3 miles.



22 HIGH STREET

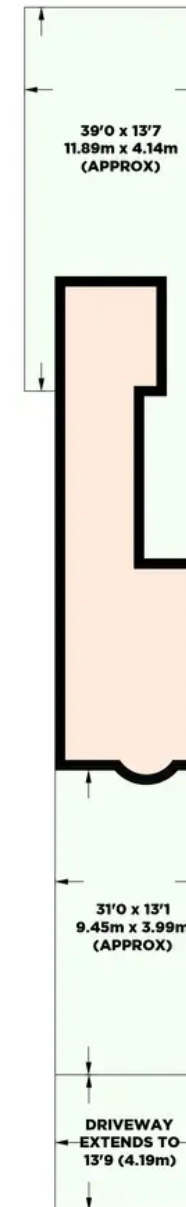
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
809 sq ft / 75.2 sq m



Ground Floor
493 sq Ft / 45.8 sq M



FIRST Floor
316 sq Ft / 29.4 sq M



Site Plan

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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