



HIGH STREET, HURSTPIERPOINT

JACKSON-STOPS 

**PIER LODGE
5 HIGH STREET
HURSTPIERPOINT
BN6 9TT**

TOTAL GROSS AREA 3020 SQ F / 280.5 SQ M

AN ELEGANT, FIVE BEDROOM FAMILY HOME ON THE HIGH STREET OF HURSTPIERPOINT.



DISTANCES

HASSOCKS STATION 1.8 MILES
HAYWARDS HEATH STATION 7.4
MILES
BRIGHTON 10 MILES
GATWICK AIRPORT 19.3 MILES
(ALL MILEAGES ARE
APPROXIMATE).

KEY FEATURES

- A beautiful Grade II listed village house on the high street of Hurstpierpoint
- Two reception rooms, five bedrooms, and four bathrooms
- A stunning triple aspect kitchen / breakfast / sitting room
- A good-sized detached garage and off-street parking
- A large rear garden of circa a quarter of an acre with paved terrace.

PROPERTY INFORMATION

- Services: Mains electricity, water and drainage and oil fired central heating
- Council Tax Band G
- EPC Rating D
- Mid-Sussex District Council
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Pier Lodge is located on the High Street of the highly sought-after village of Hurstpierpoint, West Sussex. This detached property is beautifully presented throughout offering well proportioned rooms and light and airy accommodation.

Set back from the High Street behind a delightful wrought iron fence and gate, entry into Pier Lodge is to the eastern elevation of the property into a stunning entrance hall. Leading off the hall is the double aspect drawing room with open working fireplace and glass doors leading out to the rear garden. To one end of the drawing room is a lift for ease of access to the first floor.

Further along the hall is a beautiful modern kitchen with electrical appliances and island return and ample space for a breakfast/dining table and seating, with large glass doors leading to the rear terrace and large garden.

To one side of the hall is the staircase leading to the first and second floors. The principal suite has a large ensuite bathroom with separate shower cubicle (and this is where the lift rises to). There is another large double bedroom with built-in wardrobes and further along the landing is a luxuriously appointed family bathroom with separate shower and double sink unit. The second floor has three additional bedrooms all with built-in wardrobes and the guest suite has an ensuite shower room and there is an extra separate bathroom too.

Pier Lodge is an elegant townhouse offering beautiful accommodation throughout in the heart of Hurstpierpoint.

OUTSIDE

To the front of Pier Lodge is a fenced front garden with side gated access to the property. The garden to the rear is mainly laid to lawn and is a very generous size of circa quarter of an acre. Along the back of the house is large stone terrace too, perfect for outdoor entertaining and alfresco dining.

Just along from the house is a good sized private, detached garage with off-street parking in front of it for two vehicles.





LOCATION

Pier Lodge lies on the western end of the High Street of Hurstpierpoint. The village has a bustling High Street and an eclectic range of local shops, restaurants, cafes and amenities. Hassocks is also close by and provides a regular mainline rail service to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Further to this Gatwick airport can be reached by car in approximately 30 minutes. The city of Brighton and Hove is approximately 10 miles away to the south and provides a further range of superb shops, restaurants, leisure facilities and a large marina.

There is an excellent range of educational facilities locally both in the private and state sectors including St Lawrence C of E, St Pauls, Downlands, Hurst College, Great Walstead, Ardingly, Burgess Hill Girls, Roedean and Brighton College – many of which run a minibuss services.

The stunning surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton are all within easy reach.

The local footpaths provide a vast network of stunning walks many leading towards the beautiful South Down National Parks. There are numerous excellent Golf courses nearby and reservoirs for water sports.

NO ONWARD CHAIN

LOCAL AUTHORITY

Mid-Sussex District Council





PROPERTY INFORMATION:

Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

High Street, Hurstpierpoint, BN6

Approximate Gross Internal Area = 280.5 sq m / 3020 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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