



1 Barter Close

HURSTPIERPOINT | WEST SUSSEX | BN6 9FS

Chatt
estates

Situation

A modern and well extended 4 double bedrooms semi-detached house tucked away and benefiting from a south facing rear garden and off-street parking

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Built in 2014 by 'Hillreed Homes' this enlarged semi-detached house is 1 of only 6 houses in the select development. Having been reconfigured by the current vendors, reception space is plentiful and includes 2 reception rooms on the ground floor with the well appointed sitting room being at the rear of the property with a focal contemporary electric fireplace and patio doors opening out onto the rear landscaped garden. The wonderfully light, double aspect kitchen/dining room has a range of integrated appliances and there is the benefit of a useful utility room. Stairs lead to the first floor where 4 double bedrooms reside along with a family bathroom. It should be noted that the principal bedroom is serviced by a modern tiled shower room. The south facing garden is predominantly laid to lawn with a paved patio running the full length of the rear of the property and softened with a range of shrubs and well stocked plant beds bordering the perimeter. A driveway at the front of the property provides off street parking and access to the attached garage.



Overview

Kitchen

- » Wall and base units
- » Inset 4 ring gas hob with extractor over
- » Inset stainless steel sink and drainer
- » Fitted electric oven
- » Integrated fridge freezer
- » Integrated dishwasher
- » Integrated washing machine
- » Tiled floor



Bathrooms

A family bathroom and en-suite shower room with fully fitted white suites comprising a panelled bath, fully tiled shower cubicle with wall mounted shower and glazed door, low level w.c. suites, pedestal wash hand basins and a heated ladder style towel radiator.



Specification

- » Wall mounted 'Glow Worm' boiler
- » Attached garage
- » South facing rear garden

External

The property is approached via a paved path to the front door flanked on either side by well stocked shrub beds. To one side of the property is a tarmac driveway providing off street parking and access to the attached garage. A paved patio adjoins the rear of the property leading to lawn bordered by well stocked shrub and plant beds. There is a useful garden shed.





Transport Links

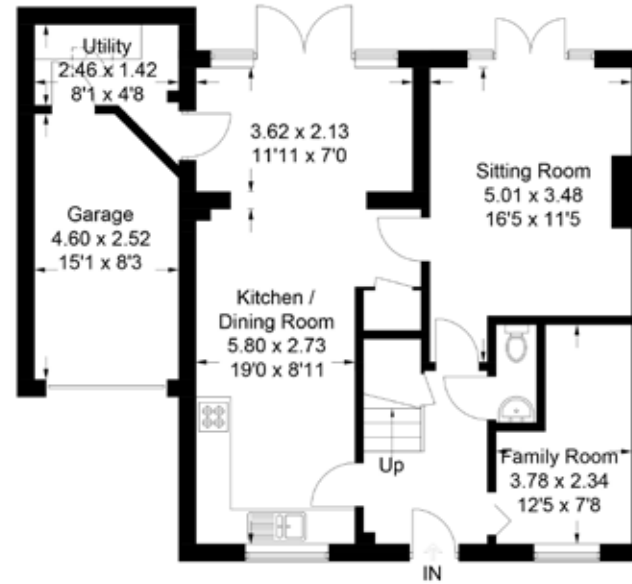
Hassocks Train Station	approx. 2.3 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

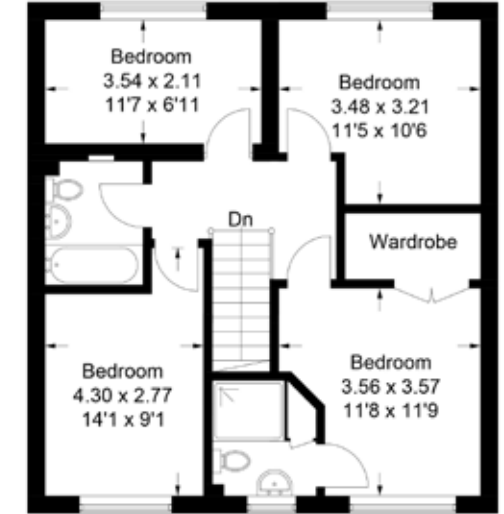
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Barter Close, Hurstpierpoint BN6 9FS

Approximate Gross Internal Area = 129.8 sq m / 1397 sq ft
 Garage = 11.0 sq m / 118 sq ft
 Total = 140.8 sq m / 1515 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys © 2024

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPPOINT | WEST SUSSEX | BN6 9PU

Chatt
 estates