



## 1 North Lodge Cottages

MANOR ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9UH

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# Situation

A beautiful period cottage centrally located in the village with a wealth of character and a south facing rear garden with views of the South Downs

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.

Located within minutes' walk of the centre of the village, this beautiful period property is ideally situated just a stone's throw from the local school and all the amenities that the High Street has to offer. The ground floor provides 2 reception rooms in an open plan style with the sitting room having a cosy open fire with timber surround. The kitchen resides at the rear of the property with a door out to the rear garden. Stairs lead to the first floor where there is a bathroom along with 2 double bedrooms benefiting from generous built in storage cupboards. The south facing garden with the village church as a beautiful backdrop is prominently laid to lawn with an area of paved patio adjoining the rear of the property. Vegetable beds lie at the end of the garden along with a useful timber garden shed.



# Overview

## Kitchen

- » Wall and base units
- » Oak block worksurfaces
- » Inset 4 ring 'Lamona' gas hob
- » Inset stainless steel sink and drainer
- » Fitted electric oven
- » Space for fridge freezer
- » Space for washing machine
- » Space for dishwasher
- » Tiled splashbacks

## Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator

## Specification

- » Wall mounted gas fired boiler
- » South facing landscaped garden
- » Central location

## External

The property is approached via Manor Road. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property with steps up to the lawn. At the far end of the garden are vegetable beds along with a timber garden shed.







## North Lodge Cottages, Manor Road, Hurstpierpoint, BN6 9UH

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft  
 Storage = 1.8 sq m / 19 sq ft  
 Total = 76.6 sq m / 824 sq ft



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

## Transport Links from 1 North Lodge Cottages

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 9 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.

A buyer is advised to obtain verification from the solicitor.

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