



## 1 Packham Cottages

HURSTPIERPOINT | WEST SUSSEX | BN6 9SG

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# Situation

A quaint semi-detached cottage with a host of character features situated in the heart of the village and benefiting from off street parking

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocer's, deli, butcher's, 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.

Tucked away in a convenient and private location within minutes' walk from the centre of the High Street, this quaint semi-detached cottage has been recently updated and yet retains a wealth of charm and character. There are 2 reception rooms on the ground floor with the sitting room benefitting from a focal fireplace with wood burning stove. The recently updated kitchen resides at the rear of the property and there are character features throughout including fair faced brick walls and engineered oak flooring. Stairs lead to the first floor where 2 bedrooms and a bathroom reside with fitted wardrobe cupboards in both bedrooms. Steps to the side of the property lead up to a walled courtyard garden and there is also the benefit of a parking space.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Inset 4 ring 'Beko' electric hob with extractor fan over
- » Inset ceramic sink and drainer
- » Integrated 'Indesit' dishwasher
- » Space for fridge freezer



## Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Half tiled walls
- » Half tongue and groove panelling



## Specification

- » Wall mounted and recently fitted 'Vaillant' gas fired boiler
- » Cast iron 'Jotul' log burner
- » Off street parking

## External

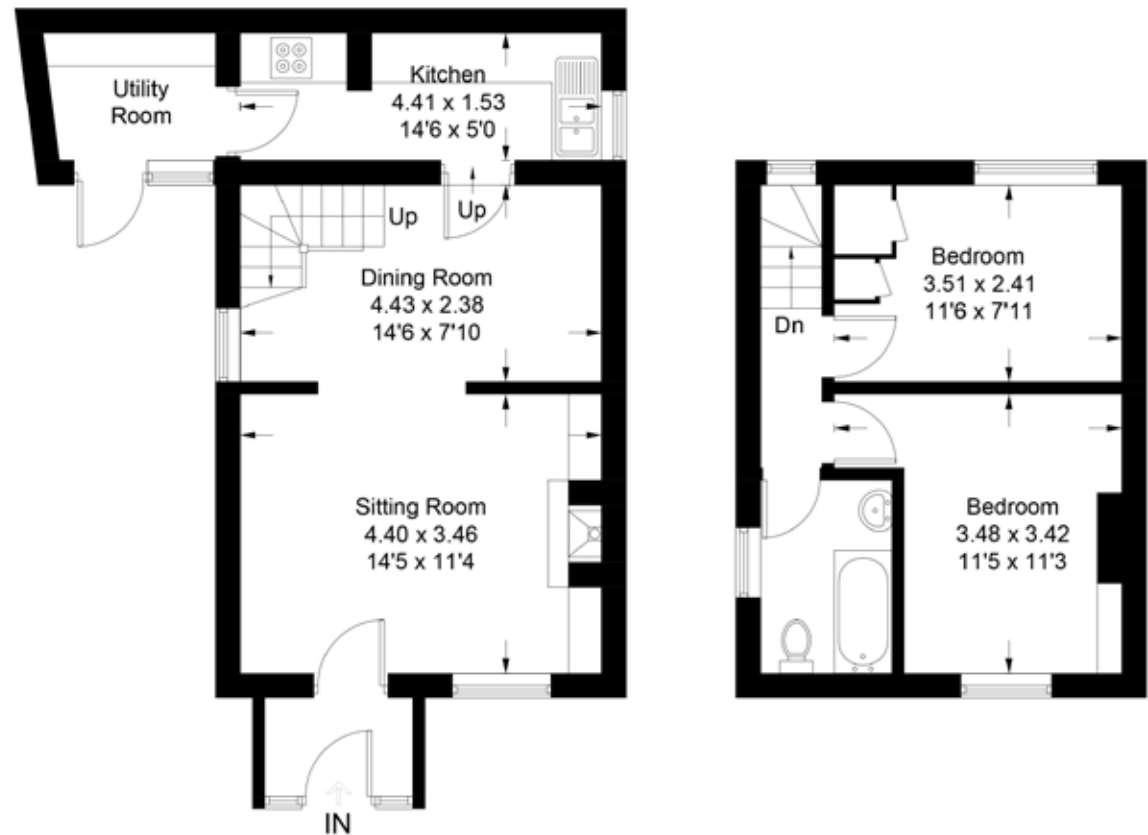
The property is approached over a paved path to the front door with well stocked shrub and plant beds to one side. There is a wonderfully private walled terrace area and a shingle parking area providing off street parking for a car.





## Packham Cottages, Cuckfield Road, Hurstpierpoint, BN6 9SG

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2022

## Transport Links from 1 Packham Cottages

Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

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A buyer is advised to obtain verification from the solicitor.

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