



Hound Cottage

142 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PX

Chatt
estates

Situation

A character filled Victorian mid terrace house, centrally located within the heart of the village benefiting from a south facing garden, garage 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.

This beautifully presented Victorian house is situated in the heart of the village with all of its amenities on the doorstep. Period and character features are in abundance with high ceilings, sash windows and original floorboards throughout. There are 2 sizable reception rooms on the ground floor with the sitting room benefiting from a large bay window and focal cast iron fireplace. The dining room is also wonderfully light with French doors out onto the rear garden. The kitchen/breakfast room lies at the rear of the property and has a range of integrated units. Stairs lead to the first floor where 3 bedrooms reside along with a family bathroom. It should be noted that the principal bedroom is situated at the front of the property and is flooded with light and serviced by an en-suite shower room. The rear south facing garden encompasses a wealth of mature planting, with a shingle meandering pathway leading from the paved patio adjoining the rear of the property to a timber gate at the rear of the garden. Beyond the gate is a detached garage and parking to 2 cars accessed via a private lane off South Avenue.



Overview

Kitchen

- » Shaker style wall and base units
- » Oak work surfaces
- » Inset double 'Butler Style' sink
- » Space for gas cooker with extractor fan over
- » Space for washing machine
- » Space for fridge freezer
- » Handmade tiled splash back



Bathrooms

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



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the kitchen
- » South facing garden
- » Garage and off-street parking for 2 cars

External

The property is approached via steps to the front door. To one side is a 'Knott Garden' with well kept box hedging and shingle surrounds. The rear garden is accessed via a private lane off South Avenue and via a timber gate. A paved patio adjoins the rear of the garden with a shingle path winding from front to back flagged on one side by well stocked mature shrub and plant beds. There is the benefit of a detached garden and parking for 2 cars.





Transport Links

Hassocks Train Station	approx. 1.3 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 2.1 miles

Consumer protection from unfair trading regulations 2008

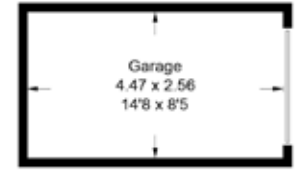
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

High Street, Hurstpierpoint, BN6 9FX

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 119.9 sq m / 1291 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2023

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