



17 Hurst Road

HASSOCKS | WEST SUSSEX | BN6 9NJ

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Situation

A detached house with unprecedented views over neighbouring farmland and towards the South Downs with huge scope for extension

Hassocks is a vibrant village with a bustling High Street including a many caf  s, A deli', a butchers, a bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

Situated in a sought-after position the property has unprecedented and glorious views over neighbouring farmland and the South Downs beyond. The ground floor has an open plan style configuration with an 'L' shaped sitting room leading into the dining room, both rooms benefit from parquet flooring. This in-turn leads through to the kitchen/breakfast room and utility room. All the reception rooms are on the southern side of the property with large windows and sliding patio doors looking and opening out onto the rear garden. There is also the benefit of an inviting entrance hall with stairs leading to the first floor which provides 3 bedrooms and a bathroom. The private rear garden is elevated and has the most wonderful of views and is predominately laid to lawn with a paved patio, perfect for enjoying the ever-changing seasonal vista. The driveway has plenty of off-street parking and the benefit of a garage.



Overview

Kitchen

- » Cream wall and base units
- » Oak block worksurfaces
- » Inset 'Schott' 4 ring electric hob
- » Inset butler sink
- » Fitted 'Diplomat' electric oven

Bathroom

- » Panelled bath with wall mounted hand shower attachment
- » Shower cubicle with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Half tiled walls

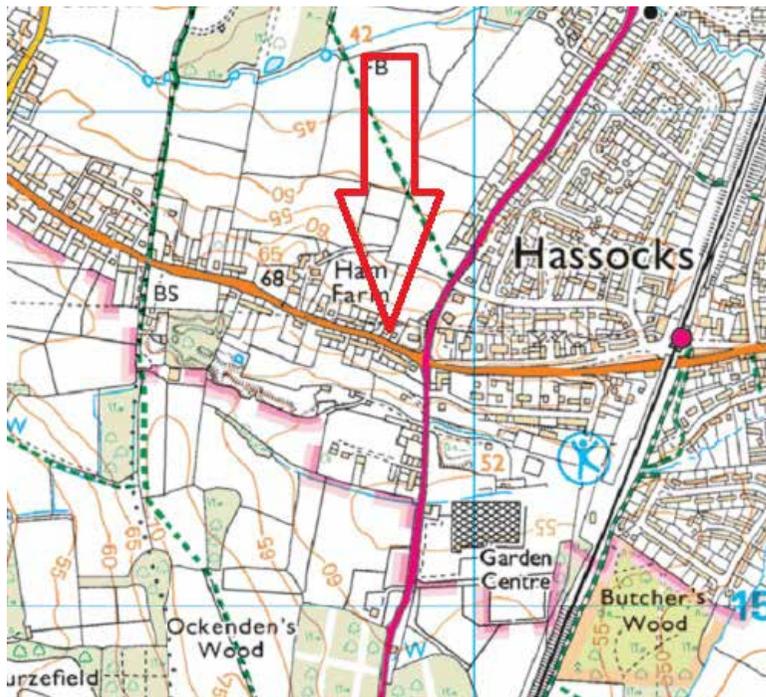
Specification

- » Wall mounted 'Potterton' gas fired boiler located in the utility room
- » Parquet flooring in the sitting room and dining room
- » Rear garden with glorious views towards the South Downs
- » Garage

External

The property is approached over a gravel driveway with parking for several cars and access to the garage. there are well stocked shrub and plant bed and it is bordered by established evergreen hedging. Side access to the rear south facing garden is via a timber gate where a crazy paved patio adjoins the rear of the property leading to an area of lawn. The garden is bordered by well stocked shrub and plant beds and has glorious views over neighbouring farmland and the South Downs beyond.



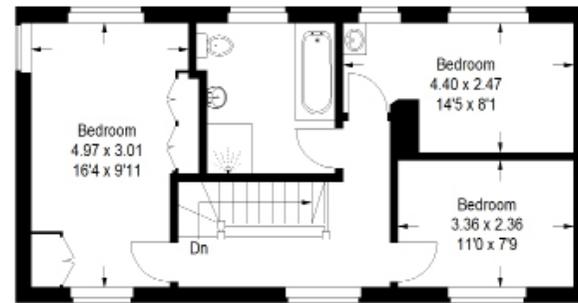


Transport Links from 17 Hurst Road

Hassocks Train Station	approx. 0.5 mile
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.3 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.



First Floor

Hurst Road, Hassocks, BN6 9NJ

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 153.7 sq m / 1654 sq ft

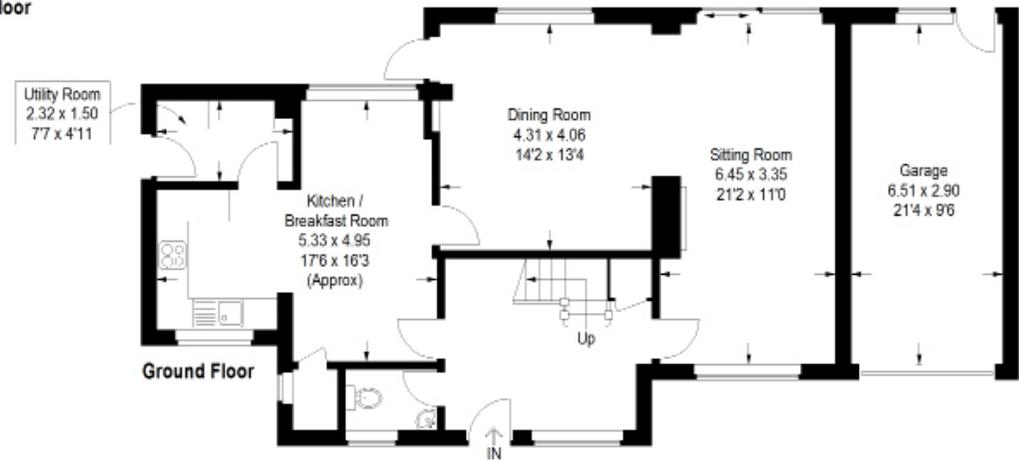


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2018

A buyer is advised to obtain verification from the solicitor.

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