



19 Beacon Hurst

KEYMER | HAS SOCKS | WEST SUSSEX | BN6 8RE

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Situation

A spacious detached family home encapsulating style and elegance within a contemporary open plan style

Lying at the foot of the South Downs, Keymer is a quaint village playing host to a parade of local shops and a public house and church. The larger village of Hassocks, with its mainline train station is a short walk away and provides regular rail services to London. The village of Ditchling is less than a mile distance and provides a traditional array of local shops and The Bull, an award-winning gastro pub. There are an array of local state and private schools for all ages.

Amassing to approximately 3,496 sq ft this spacious family home has been dramatically enlarged and remodelled creating a modern, open plan style house enriched with high specification and contemporary features. The main hub of the house and a clear feature to note is the split level, open plan kitchen/family/dining room which is encased in thermal glass with a mixture of bi-fold and sliding doors creating an ever changing 'outside-in' seasonal vista of the landscaped gardens, neighbouring farmland and South Downs beyond. There are 2 further reception rooms including the sitting room with a fully fitted cinema, including projector screen and inset surround speaker system. A functional utility room is tucked away including a laundry shoot from the first floor. The first floor provides a spacious family bathroom incorporating luxury finishes including 'Fired Earth' tiles and there are 5 double bedrooms. The master suite with walk-in wardrobe and en-suite shower room has been cleverly designed so that you are able to lie in bed basking in the unprecedented views from the 'Juliet balcony'. As with the house, the gardens have been expertly designed and comprises areas of raised decking and a paved terrace with a substantial sun drenched pergola perfect for relaxing or entertaining at all hours of the day. Mature hedgerow and established trees provide the upmost privacy within the garden and formal lawns look out over neighbouring farmland. There is the benefit of a kitchen garden with a selection of raised beds and a large garden potting shed.



Kitchen

“Bespoke stylised kitchen with good quality finishes”

- » ‘Corian’ worksurfaces
- » Inset ‘Neff’ 5 ring gas hob with stainless steel extractor fan over
- » Fitted ‘Fisher & Paykel’ twin drawer dishwasher
- » Fitted ‘Neff’ microwave
- » Eye level ‘Neff’ double electric oven
- » Fitted ‘Bosch’ fridge freezer
- » Large ‘Corian’ topped island comfortably seating 6
- » Ample storage



Bathrooms

“Luxurious contemporary twist on tradition”

Family Bathroom

- » Freestanding bath with centre mounted taps
- » Twin wall mounted wash hand basins
- » Low level w.c. suite
- » Large walk-in shower with glazed screen and ceiling mounted shower and hand shower attachment
- » Heated ladder style towel radiator
- » Underfloor heating



Master Bedroom En-Suite Shower Room

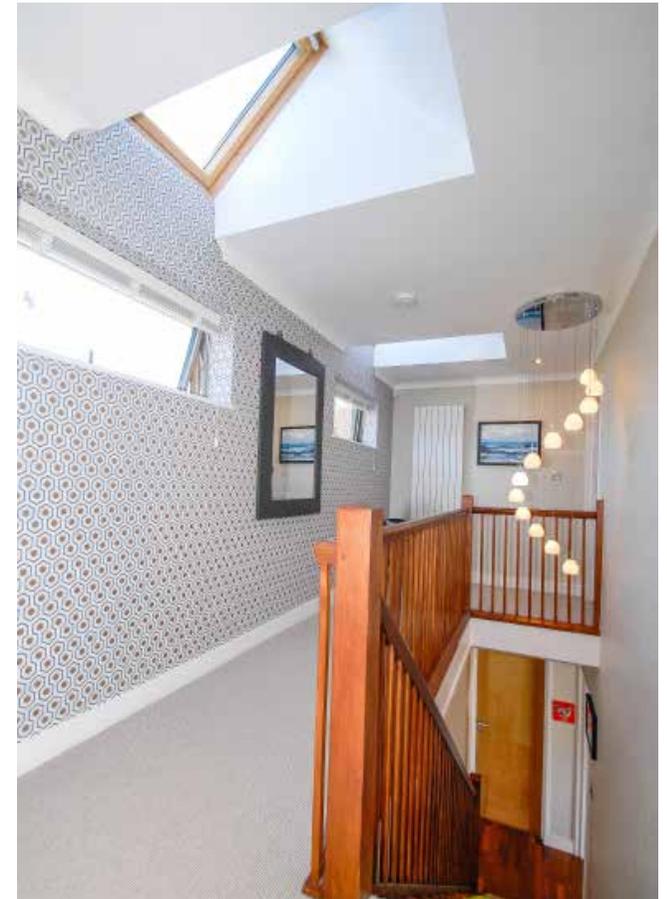
- » Large walk-in shower with glazed screen and ceiling mounted shower and hand shower attachment
- » Wall mounted wash hand basin
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Underfloor heating



Specification

“Seamlessly blending modern fixtures with elegant textures and colours”

- » Bespoke kitchen
- » Merbau wood flooring to the majority ground floor
- » Integral double garage
- » Stunning views of the South Downs
- » Underfloor heating in the family/dining room, utility and all bathrooms
- » ‘CAT 5’ wiring throughout
- » Sonos sound system in kitchen/family/dining room, reception room, outside terrace and master bedroom
- » ‘Fired Earth’ tiles in the kitchen, family bathroom and master en-suite shower room
- » Sizable utility room with silestone worksurfaces and a laundry shoot
- » Wall mounted ‘Worcester’ gas fired boiler located in the utility room
- » Substantial walled kitchen garden with raised vegetable beds
- » Master bedroom suite with walk in wardrobe and en-suite shower room and ‘Juliet’ balcony
- » Morso wood burning stove in Kitchen/family/dining room
- » Open fire in the sitting/cinema room

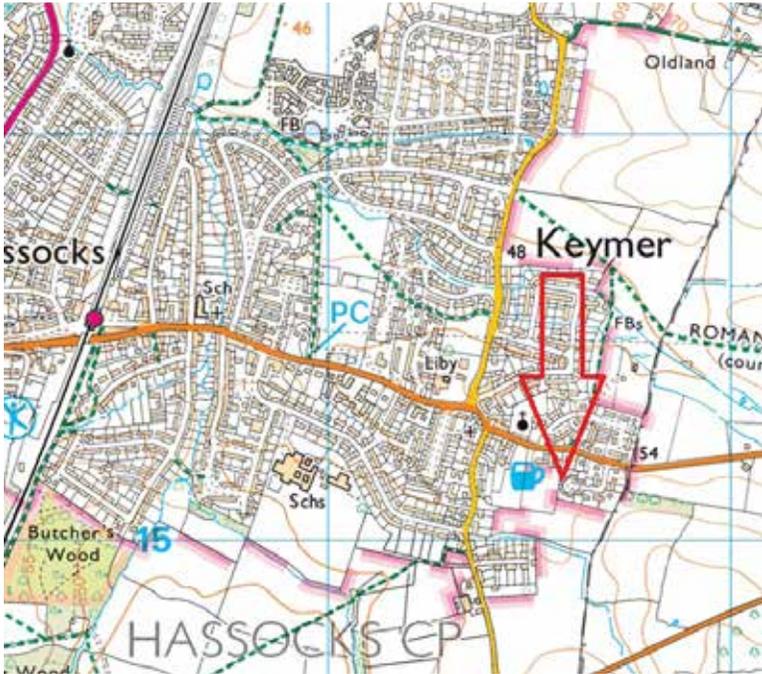


External

“Continuously changing views over neighbouring farmland and beyond”

The property is approached over a paved driveway with parking and access to the integral double garage. Side access to the rear garden is via a timber gate leading to an area of raised decking and a paved terrace with a large pergola adjoining the rear of the property. An expanse of lawn is bordered by a post and rail fence with views over the neighbouring farmland and towards the South Downs. There is also the benefit of a substantial walled kitchen garden to the side of the property along with a large timber garden shed.





Transport Links from 19 Beacon Hurst

Hassocks Train Station	approx. 1 mile
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 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.

Beacon Hurst, Keymer, BN6 8RE

Approximate Gross Internal Area = 285.3 sq m / 3071 sq ft
 Garage / Workshop = 39.5 sq m / 425 sq ft
 Total = 324.8 sq m / 3496 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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