



23 Harriet Gurney Lane  
HURSTPIERPOINT | WEST SUSSEX | BN6 9GG

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# Situation

A spacious and modern, flint faced family house with an open outlook over an area of grassland benefitting from private landscaped gardens and a detached double garage and off street parking

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, 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 sizable, detached flint faced house is situated at the end of a cul-de-sac and fronts a green and the park beyond. Every part of family living has been thought out in the design of the house with a beautiful double aspect kitchen/dining room, light and spacious rooms and ample storage throughout. The ground floor benefits from 2 reception rooms including a study and a large sitting room with patio doors out onto the rear garden. The open plan kitchen/breakfast room has become the hub of the house and is a great space for entertaining benefiting from a central island and a range of luxury integrated appliances. Stairs lead to the first floor where 4 bedrooms and a modern fitted family bathroom reside with bedroom 2 is also being serviced by an en-suite bathroom. The principal suite is on the second floor with an en-suite shower room, an open landing area and walk in dressing space. The private rear gardens are predominantly laid to lawn with a paved patio adjoining the rear of the property. Ever green shrubs, small trees and well stocked plant beds intersperse and border the garden. A driveway provides parking for 4 cars and access to the detached double garage.



# Overview

## Kitchen

- » Hi gloss wall and base units
- » Quartz work surfaces
- » Inset 'AEG' 6 ring gas hob
- » Fitted 'AEG' electric oven
- » Integrated fridge freezer
- » Integrated 'AEG' dishwasher
- » Inset wine cooler



## Bathrooms

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



## Specification

- » Engineered oak flooring throughout the majority of the ground floor
- » Wall mounted 'Ideal' gas fired boiler
- » Detached double garage

## External

The property is approached over a paved path to the front door flanked on one side by a well-stocked shrub bed and lawn bordered by evergreen hedgerow on the other side. A driveway on the west side of the house provides off street parking for 4 cars and access to the detached double garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property leading to lawn. Mature shrubs, trees and well stocked plant beds run the perimeter of the garden.







## Harriet Gurney Lane, Hurstpierpoint, BN6 9GG

Approximate Gross Internal Area = 222.5 sq m / 2395 sq ft  
 Garage = 32.1 sq m / 345 sq ft  
 Total = 254.6 sq m / 2740 sq ft

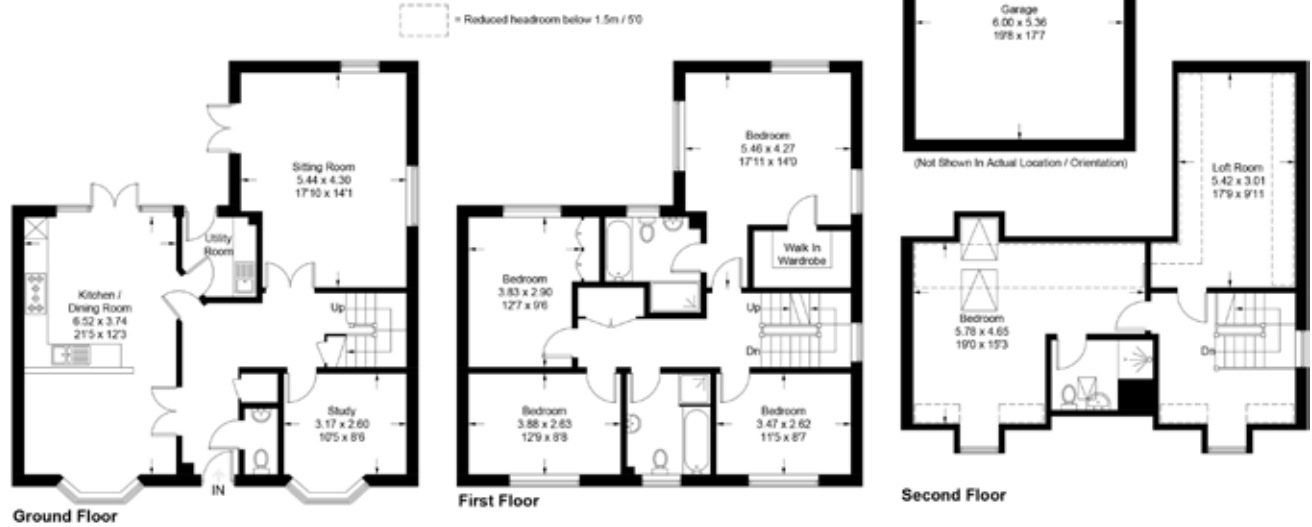


Illustration for identification purposes only, measurements are approximate, not to scale.  
 imageplansurveys @ 2024

## Transport Links

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 21 miles

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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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