



43 College Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9AD

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Situation

A well presented semi-detached house situated in a highly desirable location with beautifully landscaped gardens and detached garage

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.

Situated in a sought-after quiet location close to both the centre of the village and Hassocks mainline station, the property provides balanced accommodation over two floors. The ground floor has a large sitting room with focal gas fired coal effect fireplace with brick surround leading through to the dining room which looks out over the rear landscaped gardens. The kitchen has a range of integrated appliances and leads through to a useful utility area with space for further appliances. Stairs lead to the first floor where two bedrooms reside along with a family bathroom. It should be noted that the sizable principal bedroom is lovely and light with its double aspect and has a range of fitted wardrobe cupboards. The rear private garden is beautifully landscaped with a central lawn and zigzagging path leading to a timber summer house. Well stocked raised beds and established planting soften the edges. The front garden is also wonderfully landscaped and a driveway with electric car charging point providing off street parking for 3 cars and access to the detached garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink
- » Inset 'Bosch' electric 4 ring hob with extractor fan over
- » Fitted 'Bosch' electric oven
- » Fitted fridge
- » Space for washing machine and dishwasher



Bathroom

- » Panelled shower bath with wall mounted shower and glazed screen
- » Low level w.c. suite concealed
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator

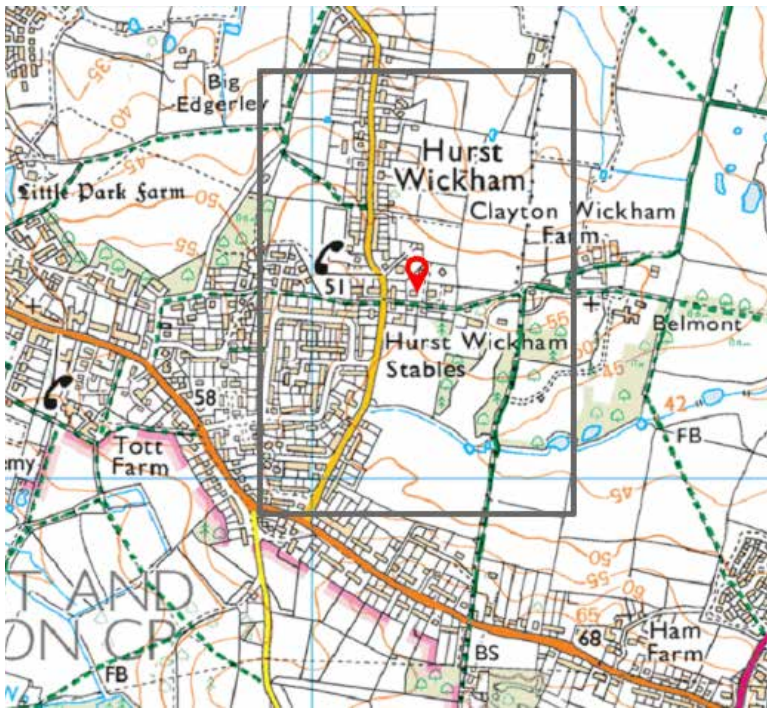
Specification

- » Wall mounted gas fired 'Worcester' boiler located in the kitchen
- » Landscaped gardens
- » Detached garage

External

The property is approached over a paved path to the front door flanked on either side by lawn and mature shrubs. A driveway to the side of the property provides off street parking for 3 cars, an electric car charging point and access to the detached garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property to lawn. A zigzagging paved path runs through the lawn to a further paved patio at the end of garden with a summer house on it. Large mature shrubs and well stocked raised beds run along the borders.





Transport Links from 43 College Lane

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 8 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.

College Lane, Hurstpierpoint, BN6 9AD

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 129.8 sq m / 1397 sq ft



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

A buyer is advised to obtain verification from the solicitor.

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