



51 Wickham Hill

HURSTPIERPOINT | WEST SUSSEX | BN6 9NL

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Situation

A delightful detached family house situated in a highly enviable and convenient position within the village benefiting from stunning panoramic views of the South Downs over neighbouring farmland

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 along a highly enviable road within easy walk to both the High Street and mainline train station, this detached family house boasts unprecedented views of the South Downs over neighbouring National Parkland. From the enticing entrance hall there is access to the two sizable and light reception rooms both benefiting from large bay windows looking out over the rear garden and beyond. The sitting room runs from front to back with a focal electric fireplace. At the front of the property lies the kitchen/ breakfast room with Shaker style units and a selection of fitting appliances. There is also a useful utility room. Stairs lead to the first floor where 4 bedrooms reside along with a family bathroom and separate cloak/w.c.. All the bedrooms have glorious views being on the south side of the property and it should be noted that the principal bedroom benefits from a large en-suite bathroom with separate shower cubicle. The landscaped rear garden is predominantly laid to lawn with a range of specimen trees and shrubs scattered throughout. The wonderful backdrop of the South Downs frames any view from the garden and a raised brick terrace makes for the perfect entertaining spot. The private driveway at the front of the property provides parking for several cars and access to the integral garage.



Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring gas hob with Extractor fan over
- » Fitted electric oven
- » Space for fridge freezer
- » Tiled splash backs



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated towel radiator



Family Bathroom

- » Panelled corner bath
- » Fitted shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Tiled splashback



Specification

- » Wall mounted 'Ideal' boiler located in the garage
- » Sizable principal bedroom with en-suite bathroom
- » Stunning views of the neighbouring South Downs National Parkland
- » South facing rear garden
- » Useful utility room with space and plumbing for a washing machine
- » Integral garage
- » Driveway with parking for several cars



External

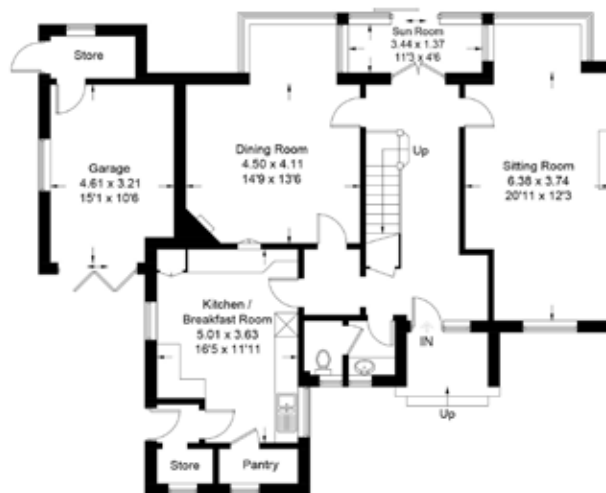
The property is approached over a tarmacadam driveway with parking for several cars and access to the integral garage. Areas of lawn flank the driveway along with well-established hedges and trees and there is side access to the rear garden via timber gates on either side of the property. A circular paved patio adjoins the rear of the property to a sizable lawn. A path leads to a raised brick terrace at the end of the garden well stocked with shrub and plant beds and a rose tunnel. There are a selection of specimen trees and shrubs scattered throughout the lawn.





Wickham Hill, Hurstpierpoint, BN6 9NR

Approximate Gross Internal Area = 209.0 sq m / 2250 sq ft
 Garage = 17.4 sq m / 187 sq ft
 Total = 226.4 sq m / 2437 sq ft



Ground Floor



First Floor

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

Transport Links

Hassocks Train Station	approx. 0.7 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 7.7 miles
Gatwick Airport	approx. 21 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.

A buyer is advised to obtain verification from the solicitor.

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