



80 Western Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9TB

Chatt
estates

Situation

A significantly updated and modernised Edwardian mid terrace house situated along a popular residential road with a west facing rear garden and off street parking

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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 popular residential road this beautiful Edwardian mid terrace house has been significantly updated by the current vendors. The large and light open plan sitting/dining room suits the modern-day lifestyle and is a great space for entertaining with a focal open fireplace and wood flooring throughout. The modern kitchen lies at the rear of the property and has a range of fitted appliances along with oak work surfaces. Beyond this is a useful utility room with patio doors out onto the rear west facing garden. Stairs lead to the first floor where there are 2 double bedrooms and a contemporary bathroom benefitting from both a free standing roll top bath and separate shower cubicle. The predominantly lawned west facing rear garden is a great space for entertaining with a paved patio and area of shingle adjoining the rear of the property. The block paved driveway at the front of the property provides off street parking.



Overview

Kitchen

- » Shaker style wall and base units
- » Oak work surfaces
- » Ceramic sink and drainer
- » Inset 4 ring gas hob with stainless extractor fan over
- » Fitted electric oven
- » Space for fridge freezer

Bathroom

- » Free standing roll top bath with traditional style mixer taps and hand shower attachment
- » Corner fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin

Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the utility room
- » Large loft space with scope to convert
- » West facing rear garden
- » Off street parking

External

The property is approached over a block paved driveway providing off street parking bordered by well maintained privet hedging and well stocked shrub borders. The rear garden is predominantly laid to lawn with a paved patio and area of shingle adjoining the rear of the property. Mature shrubs border the garden and there is also the benefit of a timber garden shed.





Transport Links from 80 Western Road

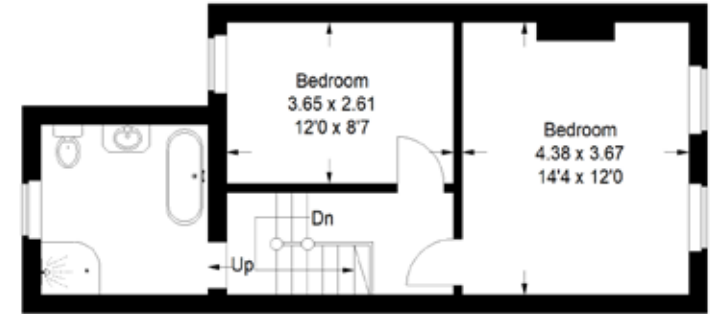
Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

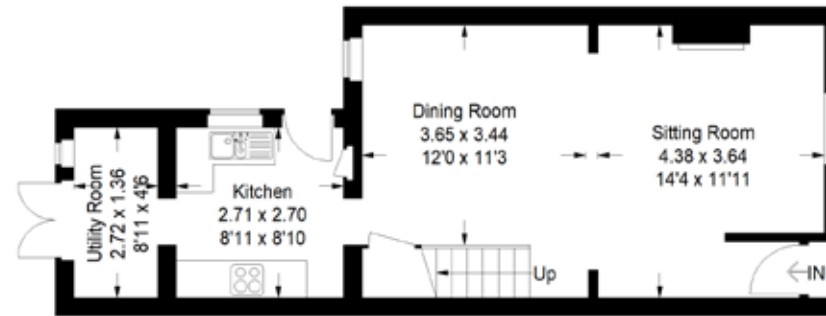
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Western Road, Hurstpierpoint, BN6 9TB

Approximate Gross Internal Area
86.6 sq m / 932 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates