



99 College Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9AE

Chatt
estates

Situation

A character filled Victorian house situated within the conservation area with accommodation arranged over 3 floors and an east facing rear garden

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 highly sought after part of the village within the conservation area historically known as 'Hurst Wickham'. This character filled Victorian terrace house is elevated from the road and retains a wealth of period features throughout. The sitting room sits at the front of the property and benefits from a focal cast iron fireplace with a slate hearth along with oak flooring. Moving towards the rear of the property is the kitchen/dining room with a sizable larder cupboard. The light conservatory looks out over the rear garden and has a large storage cupboard and cloakroom/w.c. The first floor provides 2 double bedrooms along with a bathroom. Stairs lead to the second floor where the principle bedroom resides benefiting from eves storage and a sizable 'Velux' window.

The private rear garden extends to the east with a central lawn flanked on either side with a range of mature planting along with 2 patio areas. Storage is plentiful with 2 timber garden sheds and there is access via a gate at the rear of the garden. A further elevated slate covered terrace resides at the front of the property.



Overview

Kitchen

- » A range of fitted units
- » Space for range cooker with extractor fan over
- » Inset sink and drainer
- » Tiled floor



Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c.
- » Pedestal wash hand basin
- » Fitted cupboard



Specification

- » Wall mounted gas fired boiler
- » Landscaped rear garden
- » Delightful semi-rural location

External

The property is approached via brick steps leading up the front terrace covered with slate chippings and bordered by mature shrubs. A paved patio adjoins the rear of the garden leading to lawn flanked on either side by well stocked shrub, plant and tree borders. A further paved patio lies at the end of the garden where there is a rear gate and 2 timber garden storage sheds.





College Lane, Hurstpierpoint , BN6 9AE

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

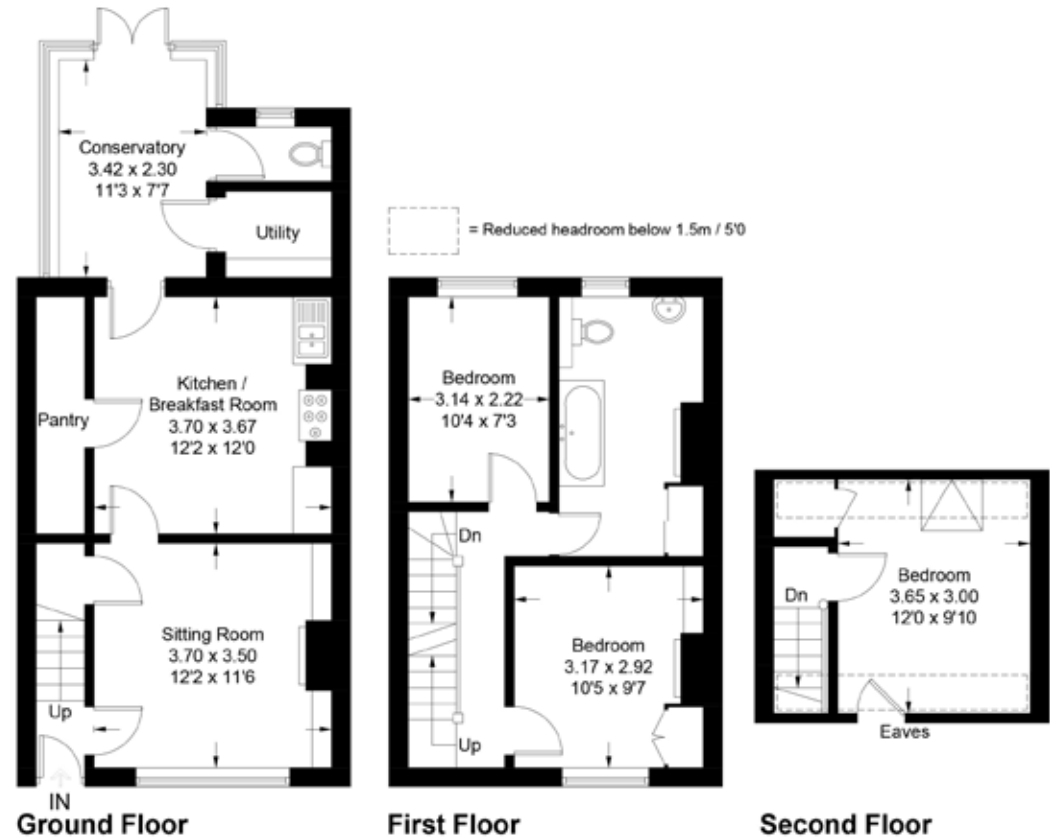


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Transport Links from 99 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.

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