



The Old Dairy

LITTLE PARK FARM | MARCHANTS CLOSE | HURSTPIERPOINT | WEST SUSSEX | BN6 9UZ

Chatt
estates

Situation

A deceptively spacious and recently completed home, situated in central yet private location with highly flexible accommodation, west facing rear garden and easy access to Hurst Meadows

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.

Set in a private and highly enviable location in an idyllic spot close to the centre of the village and with easy access into the Hurstpierpoint Meadows, this recently built home boasts flexible and highly adaptable accommodation over 2 floors with wonderfully light rooms benefiting from large aluminium windows and doors. The ground floor has a beautiful triple aspect sitting room with focal fireplace and 2 sets of double doors leading out onto the west facing rear garden. The sitting room flows around to the dining area and a kitchen benefiting from a range of modern units and integrated appliances. There are 2 bedrooms on the ground floor including the large and light principal bedroom with fitted wardrobe cupboards. The modern family bathroom boasts both a free-standing roll top bath along with a separate shower cubicle. Stairs from the sitting room lead to a galleried mezzanine and further bedroom benefiting from an en-suite cloakroom. Predominantly laid to lawn, the gardens wrap around the property on all sides with an area of decking extending to the western side. A buff stone terrace adjoins the property on 3 sides and the driveway at the front of the property provides parking for 3 cars. It should be noted that there is planning permission to build a garage within the grounds.



Overview

Kitchen

- » Modern wall and base units with Earth Stone worksurfaces with inset sink and drainer
- » Inset 'Gionien' 4 ring electric hob with extractor fan over
- » Integrated 'Indesit' electric oven
- » Integrated microwave
- » Integrated fridge freezer
- » Integrated 'Indesit' dishwasher
- » Integrated 'Russell hob' wine cooler

Bathrooms

- » Free standing roll top bath with centre mounted taps and hand shower attachment
- » Shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Inset wash hand basin with drawers under
- » Tiled floor

Specification

- » Wall mounted 'Worcester' gas fired boiler located in the eave's storage space
- » Underfloor heating to the whole of the ground floor
- » West facing rear garden

External

The property is approached via a private lane over a buff stone driveway providing parking for 3 cars. Steps lead up to the front door. The gardens surround the property on all sides and are predominantly laid to lawn with raised timber decking extending on the western side. Laurel hedgerow denotes the boundaries.





Little Park Farm, Marchants Close, Hurstpierpoint BN6 9UZ

Approximate Gross Internal Area = 172.5 sq m / 1857 sq ft (Excluding Void)



First Floor



Ground Floor

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

Transport Links from The Old Dairy

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 9.5 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 | HURSTPIERPPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates