



3 Packham Cottages
HURSTPIERPOINT | WEST SUSSEX | BN6 9SG

Chatt
estates

Situation

A quaint semi-detached cottage situated in the heart of the village having been significantly updated with a south facing garden and parking

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocer's, deli, butcher's, 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.

This beautiful semi-detached cottage is situated in a convenient and private location tucked away within minutes' walk from the centre of the High Street. The property has been completely renovated by the current vendor including a recently fitted kitchen and bathroom suite. The new modern kitchen has a range of fitted appliances along with electric underfloor heating. A light double aspect sitting room with cast iron wood burning stove and a light conservatory make up the reception rooms on the ground floor. 2 double bedrooms reside on the first floor including the master bedroom with fitted wardrobe cupboards and French doors out onto the south facing balcony. There is also the benefit of a new contemporary styled bathroom with freestanding roll top bath and separate shower cubicle. The well-maintained gardens adjoin the property on 2 sides and are predominantly laid to lawn with a west facing paved patio and a range of well stocked shrub and plant beds. There is also the benefit of vehicular access from Manor Road via timber gates and parking for a car.



Overview

Kitchen

- » Shaker style wall and base units
- » Oak worksurfaces
- » Inset 'Beko' 4 ring induction hob
- » Fitted 'Whirlpool' electric oven
- » Fitted 'Beko' fridge freezer
- » Fitted 'Indesit' slimline dishwasher
- » Fitted 'Indesit' washing machine
- » Ceramic tiled floor with electric underfloor heating

Bathroom

- » Free standing roll top bath with traditional style taps and hand shower attachment
- » Walk in shower with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Ceramic tiled floor with electric underfloor heating

Specification

- » Cast iron 'Stovax' wood burning stove in the sitting room
- » Electric underfloor heating in the kitchen and bathroom
- » Parking

Specification

The property is approached via a timber gate over a paved path to the front door. The garden is predominantly laid to lawn with a brick paved patio area along with well stocked raised shrub and plant beds. There is vehicle access from Manor Road providing parking via timber gates.





Transport Links from 3 Packham Cottages

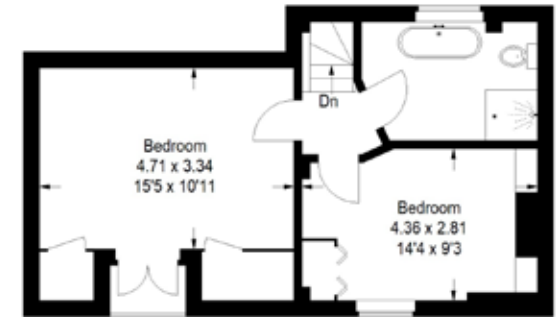
Hassocks Train Station	approx. 1.7 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

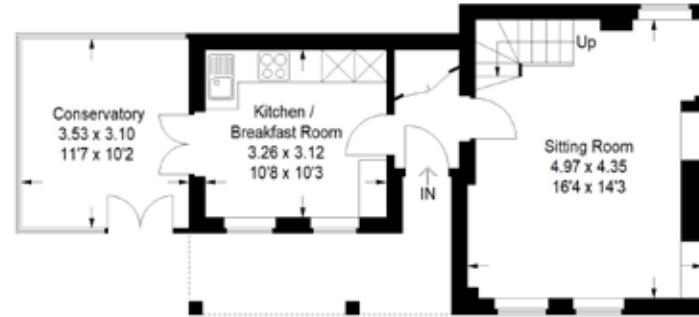
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Packham Cottages, Cuckfield Road, Hurstpierpoint, BN6 9SG

Approximate Gross Internal Area
89.5 sq m / 963 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

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