



42 College Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9AH

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Situation

An extended and very well presented semi detached Victorian cottage, located in a Conservation Area backing on to orchards and benefiting from a west facing rear garden and studio.

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 is also a range of revered state and private schools locally.

Situated within a Conservation Area in a highly sought after area of the village historically known as 'Hurst Wickham', this Victorian semi detached house has been well extended over the years and offers the opportunity for further enlargement (stnc). The ground floor comprises a well appointed sitting room at the front of the property and a light open plan kitchen/dining/family room at the rear with a door out onto the west facing rear garden. The kitchen with granite worksurfaces has a range of integrated appliances and there is the benefit of a focal wood burning stove in the family area. Stairs lead to the first floor where 2 double bedrooms reside. Both bedrooms have original cast iron fireplaces indicative of the era and the bathroom has both a panelled bath and corner shower cubicle. The rear garden extends to the west and backs on to orchards and the wonderful community created 'Hurst' Meadows'. The private landscaped gardens are predominantly laid to lawn with a selection of shrub beds. At the rear of the garden is a brick studio, benefiting from a fireplace along with light and power.



Overview

Kitchen

- » 'Shaker style' wall and base units
- » Granite worksurfaces
- » Inset 'Butler style' sink
- » Space for range cooker with extractor fan over
- » Space for slimline dishwasher
- » Space for washing machine



Bathroom

- » Panelled bath with traditional style mixer taps and hand shower attachment
- » Fully tiled corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



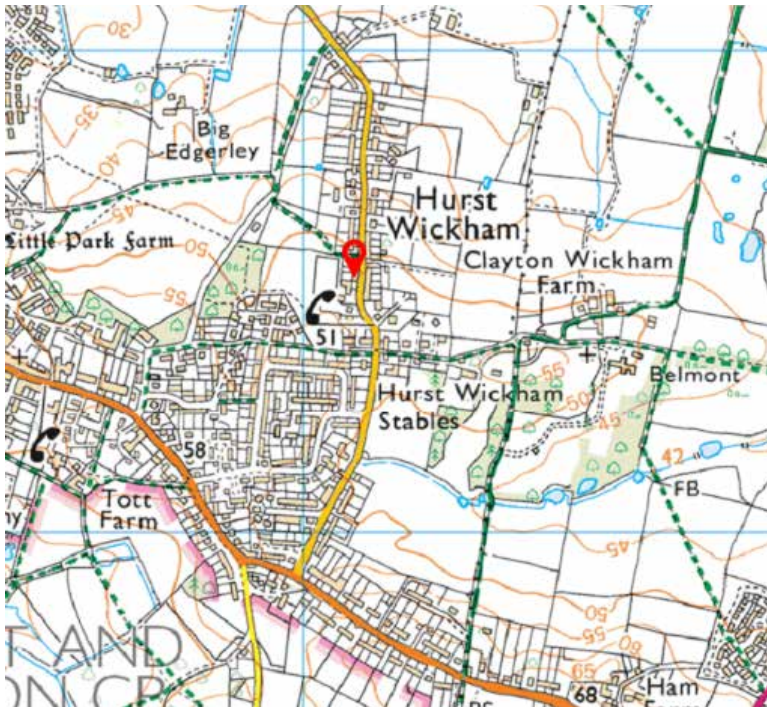
Specification

- » Wood burning stove with granite hearth in the dining room
- » West facing rear garden
- » Brick built studio in the rear garden with fireplace, light and power

External

The property is approached via brick steps up to the elevated front lawn with a brick path to the front door. A brick block paved patio adjoins the rear of the property leading to lawn flanked on either side by well stocked mature shrub and plant beds. A brick block path runs from front to back where a brick studio formerly a wash house resides benefiting from light, power and an original fireplace.





College Lane, Hurstpierpoint, BN6 9AH

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft
 Outbuilding = 18 sq m / 194 sq ft
 Total = 100.1 sq m / 1078 sq ft



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

Transport Links from 42 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.

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