



24 College Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9AQ

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Situation

A character filled and extended Victorian semi-detached house located in a private elevated position off College Lane on the periphery of the Hurst Wickham conservation area

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 in an elevated position along a private lane, this wonderful Victorian semi-detached house bears all the character features of its era with high ceilings and charming sash windows. A sizable sitting room resides at the front of the property with a large bay window looking out onto the beautifully kept walled 'knot garden'. The kitchen resides in the middle of the property and benefits from a range of integrated appliances. The property has been extended over the years with a large dining room at the rear leading through to a sizable and light orangery. Stairs lead to the first floor where there are 3 double bedrooms and a family bathroom. It should be noted that the principal bedroom has an en-suite shower room with fully fitted modern suite and benefits from glorious southerly views of the South Downs. The landscaped gardens are beautifully maintained with the rear garden predominantly laid to lawn with mature shrub and plant beds flanking either side Storage is plentiful with an outside store and a large timber summer house with light and power. There is also parking for 2 cars at the front of the property.



Overview

Kitchen

- » Shaker style wall and base units with glass fronted display cabinets and breakfast bar
- » Inset 4 ring 'Bosch' gas hob with extractor fan over
- » Inset 'Bosch' electric oven
- » Space for dishwasher, washing machine, tumble dryer and fridge freezer



Bathrooms

A family bathroom and en-suite shower room benefitting from fully fitted white suites comprising a panelled shower bath with centre mounted taps and wall mounted electric shower, a fully tiled shower cubicle with wall mounted shower and glazed door, low level w.c. suites, wash hand basins and heated ladder style towel radiators.



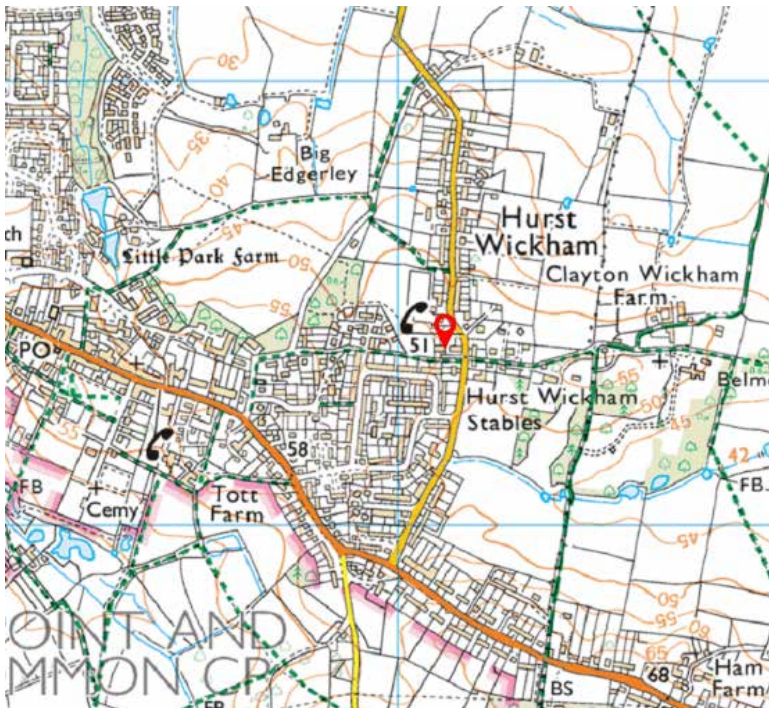
Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Glorious views of the South Downs from the principal bedroom
- » Set along a private lane with beautifully landscaped gardens

External

The property is approached via a wrought iron gate with a brick block paved path through the walled front 'knot garden'. Perfectly shaped box hedging is surrounded by shingle and well stocked plant beds. The path continues along the side of the property to the rear garden. A paved patio adjoins the rear of the property with a door to the outside store. The garden is predominantly laid to lawn, flanked on either side by established shrubs and well stocked beds. A timber summer house sits towards the end of the garden and benefits from light and power. Behind this is a kitchen garden comprising a greenhouse and a selection fruit and vegetable beds.





Transport Links

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 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.

College Lane, Hurstpierpoint, BN6 9AQ

Approximate Gross Internal Area = 140.0 sq m / 1507 sq ft
 Outbuildings = 7.0 sq m / 75 sq ft
 Total = 147.0 sq m / 1582 sq ft

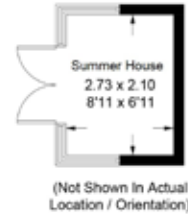


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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