



Hurst Wickham Barn

COLLEGE LANE | HURSTPIERPOINT | WEST SUSSEX | BN6 9AD

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Situation

A wonderful barn conversion boasting an abundance of character, amassing to approximately 3,717 sq ft of adaptable accommodation and being situated in a highly sought after area with south facing landscaped gardens and a detached double garage

Hurstpierpoint with its bustling High Street offers an eclectic range of local shops and amenities. Hassocks mainline railway station is situated approximately 1.3 miles away and provides regular rail services to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Further to this Gatwick airport can be reached by car in approximately 30 minutes. The area is brimming with well-respected state and private schools including St Lawrence C of E, St Pauls, Downlands, Hurst College and Brighton College. The city of Brighton and Hove is approximately 9 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

Hurst Wickham Barn is a beautiful Sussex barn and stable conversion benefitting from character features throughout and being uniquely situated a short walk from the centre of the village. The majority of the rooms look over a large central paved courtyard. The property boasts 4 reception rooms including the sizable sitting room with a vaulted ceiling and 2 large floor to ceiling cart doors that open out to both the courtyard and the south facing garden creating the perfect space for entertaining. Further to this on the ground floor is a beautiful hand made kitchen with original flint wall, 4 bedrooms and a bathroom. The first floor provides a master bedroom and a guest bedroom both having ensuite bathrooms linked by a galleried landing. Vaulted ceilings, exposed beams and character fair faced brick walls are in abundance throughout the property. Approached via timber gates the property provides ample parking for many cars. There is a paved courtyard in the middle of the property and the main gardens lay to the south side of the property, with large expanses of lawn and a variety of fruit and ornamental trees. There is also the benefit of a detached double garage with scope for conversion to an annexe subject to any necessary consents.



Kitchen

- » Painted wall and base units including glass fronted display cabinets
- » Polished concrete worksurfaces
- » Large 'Butler' style sink
- » Electric Aga with additional double oven and hotplate
- » Fitted 'Bosch' dishwasher
- » Space for fridge freezer
- » Breakfast bar



Bathrooms

Family Bathroom

- » Large walk in shower with glazed screen and hand shower attachment
- » Pedestal wash hand basin
- » Low level w.c. suite
- » Heated ladder style towel radiator
- » Electric underfloor heating



Master Bedroom En-Suite

- » Panelled bath with centre mounted taps and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin

Guest Bedroom En-Suite

- » Panelled bath with wall mounted shower
- » low level w.c. suite
- » 2 free standing limestone wash hand basins
- » Velux window



Specification

- » Character features throughout including vaulted ceilings, exposed beams and fair faced brick walls.
- » Electric underfloor heating in the ground floor bathroom
- » Detached double garage with store
- » Inglenook fireplace with 'Morso' wood burning stove and brick hearth
- » Oak handmade doors throughout
- » Studio with a multitude of uses



External

The property is approached via timber gates over a shingle driveway with parking for many cars and access to the detached double garage with store. There is a large central brick block paved courtyard that gives access to the front door, sitting room and the office. A paved path and terrace adjoin the southern side of the property with an expanse of lawn stocked with a variety of fruit and ornamental trees. Further to this is a selection of raised herb beds divided by shingle pathways with a timber shed.



Hurst Wickham Barn, College Lane, Hurstpierpoint, BN6 9AD

Approximate Gross Internal Area
House = 294.2 sq m / 3167 sq ft (Excluding Void)
Garage = 51.1 sq m / 550 sq ft
Total = 345.3 sq m / 3717 sq ft



Illustration for identification purposes only, measurements are approximate,
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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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