



Flat 3, Wellesley House

MANOR ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9UH

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Situation

A light and contemporary open plan style apartment benefitting from modern touches within an easy walk of the High Street

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.

Formerly a 19th Century meeting house, Wellesley House was expertly converted in 2016 into 3 luxury apartments over two floors. Being conveniently located within an easy walk of the High Street and a short drive to Hassocks mainline station the apartment would make the ideal investment, first time buy or downsize. The apartment has a part vaulted kitchen/dining/sitting room with the addition of sky lights creating a modern and stylish reception space with an open plan feel. There is also the benefit of a modern fitted bathroom and a vaulted double bedroom. The apartment benefits from luxury units and integrated appliances with a high specification to include remote door entry phone system, remote controlled 'Velux' windows and over specified insulation.



Overview

Kitchen

- » Wall and base units with concealed L.E.D lighting
- » Oak block worksurfaces
- » Inset 'Bosch' 4 ring electric hob
- » Fitted 'Bosch' electric oven
- » Fitted 'Zanussi' fridge freezer
- » Space and plumbing for washing machine



Bathroom

- » Panelled bath with wall mounted shower and glazed screen
- » Vanity bar with inset wash hand basin and cupboard under
- » Low level w.c. suite with concealed cistern
- » Heated ladder style towel radiator
- » Remote controlled 'Velux' window
- » Fully tiled walls

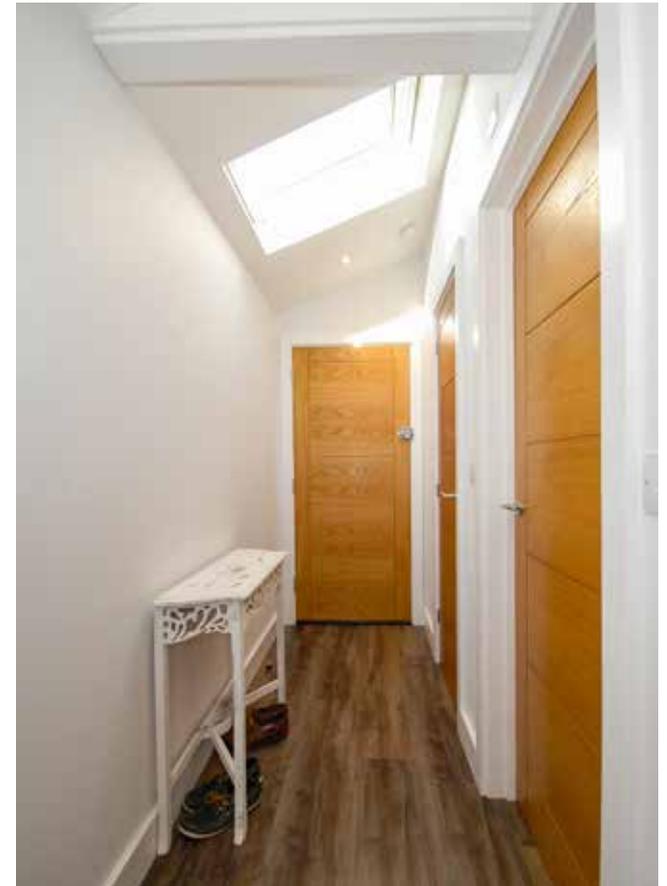


Specification

- » Wall mounted 'Ideal' gas fired boiler
- » Remote controlled 'Velux' windows
- » Entry phone system
- » Timber effect laminate flooring

Lease & Warranty

- » 125 year lease from 2016, with share of the freehold
- » Architects PCC New Homes Warranty





Transport Links from Wellesley House

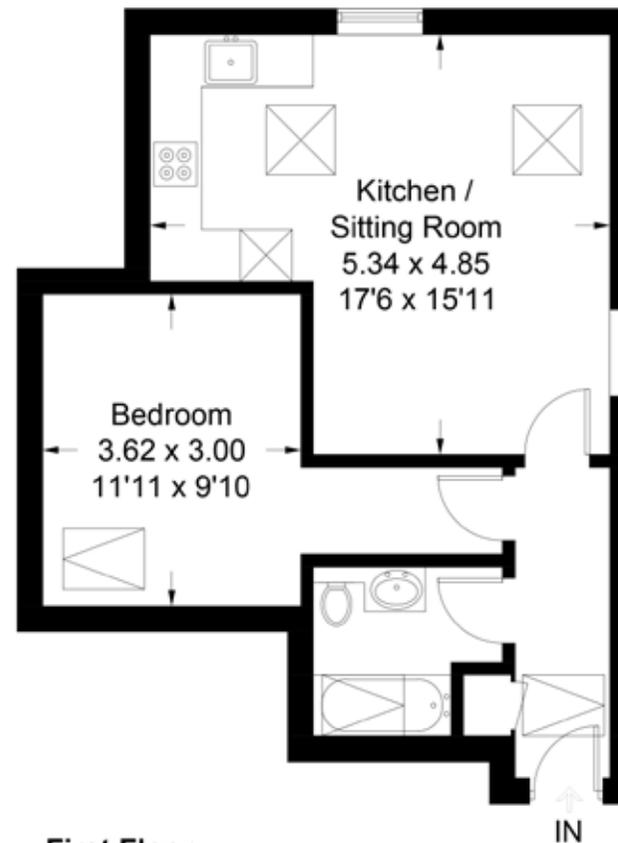
Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 24 miles

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.

Wellesley House, Manor Road, Hurstpierpoint, BN6 9UH

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2018

A buyer is advised to obtain verification from the solicitor.

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