



Little Withiel

HASSOCKS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QW

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Situation

A detached family house situated in an elevated position along a private lane, boasting breathtaking, unprecedented views of the South Downs National Park and situated only a short walk from the centre of the village

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

Situated in an idyllic location along a private road 'Little Withiel' benefits from unprecedented and panoramic views of the South Downs over neighbouring farmland. Built to a half tiled 'Sussex Style' the property is cleverly arranged over 3 floors. The ground floor benefits from a sizable south facing sitting room and a large kitchen/breakfast/dining room with atrium roof and bi-fold doors out onto the private rear garden. The lower ground floor provides a modern fitted shower room, a large bedroom and playroom. The first floor provides a sizable master bedroom with a south facing balcony capturing the glorious views towards the South Downs, there is also the benefit of a fully tiled en-suite bathroom. The first floor also provides a further double bedroom and a modern fitted family shower room. Approached over a tarmac driveway the property has parking for 3 cars and access to the sunken garage. The beautifully landscaped gardens extend predominantly to the rear and feature a selection of paved terraces, areas of lawn and an area of artificial lawn over the sunken garage.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset 'AEG' 4 ring electric hob with extractor fan over
- » Fitted 'AEG' double oven
- » Fitted 'AEG' microwave
- » Ceramic tiled floor
- » Centre island unit with granite worksurface, breakfast bar and inset sink



Bathrooms

Lower Ground Floor Shower Room

- » Large corner shower cubicle with wall mounted shower and glazed sliding doors
- » Low level w.c. suite
- » Modern style wash hand basin with drawer under
- » Heated ladder style towel radiator
- » Fully tiled walls



First floor Shower Room

- » Large corner shower cubicle with wall mounted shower and glazed sliding doors
- » Low level w.c. suite
- » Modern style wash hand basin
- » Heated ladder style towel radiator
- » Half tiled walls

En-Suite Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Modern style wash hand basin



Specification

- » Wall mounted gas fired boiler located in the office
- » Open plan style kitchen/dining/family room with atrium window and bi-fold doors out onto the rear garden
- » Arranged over 3 floors
- » Panoramic views of the South Downs National Park
- » Master bedroom with en-suite bathroom and south facing balcony
- » Sunken garage with access to the house via the office on the lower ground floor
- » Landscaped gardens



External

The property is approached over a tarmacadam driveway with parking for 3 cars and access to the sunken double garage. There is access from the garage to the office on the lower ground floor. Steps lead up to a paved front terrace bordered by hedging. A paved path leads to the rear garden where a further paved terrace adjoins the rear of the property to an expanse of lawn, part walled and bordered by hedgerow and trees. There is also the benefit of an area of artificial grass and a timber garden shed.



Little Withiel, Hassocks Road, Hurstpierpoint BN6 9QW



Transport Links from Little Withiel

Hassocks Train Station	approx. 1.1 mile
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 21 miles

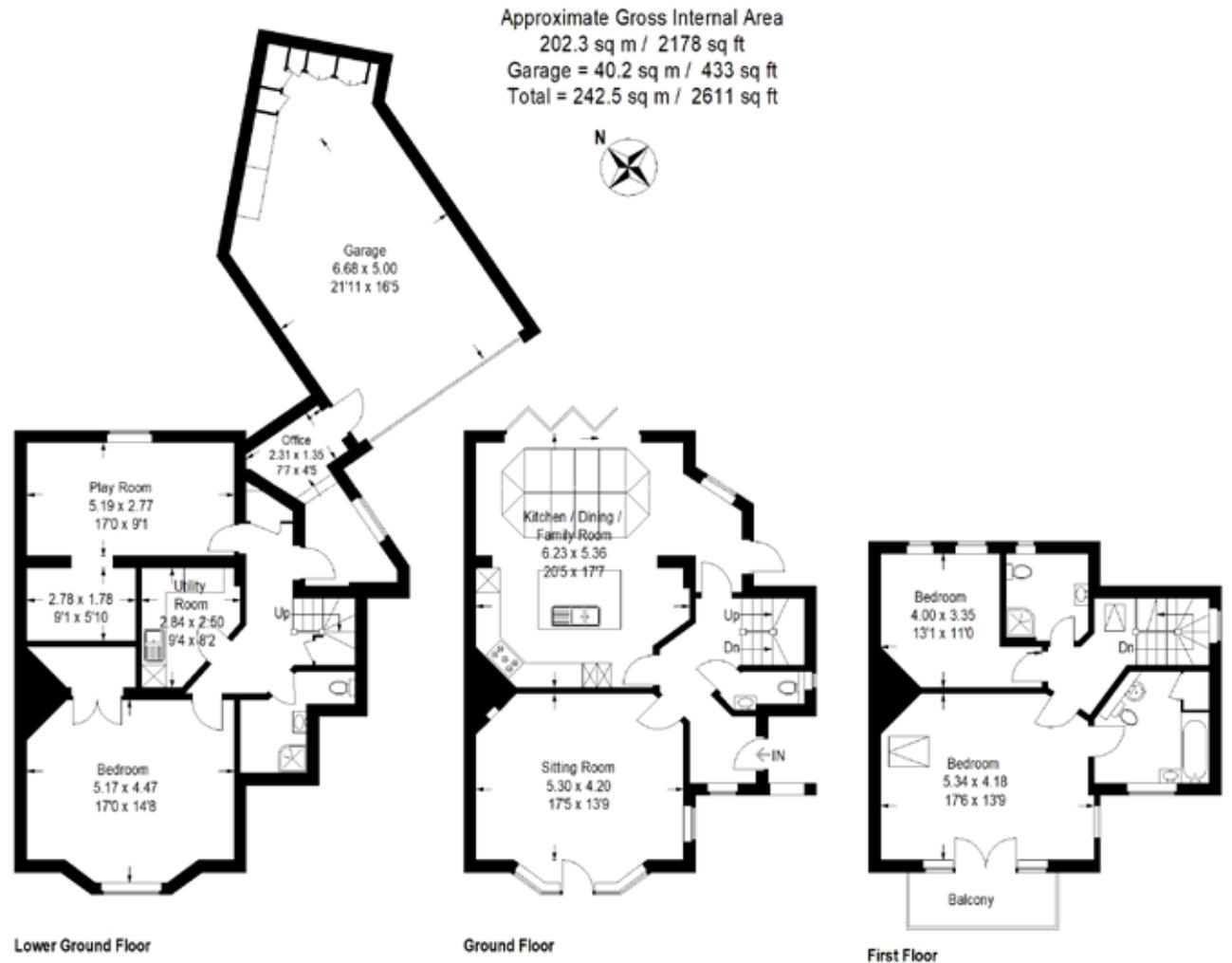


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A buyer is advised to obtain verification from the solicitor.

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