



September Cottage

12 WICKHAM DRIVE | HURSTPIERPOINT | WEST SUSSEX | BN6 9AP

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Situation

An exceptionally well proportioned family house in need of some updating and improvement with larger than average gardens and being only minutes' walk from the High Street

Hurstpierpoint with its bustling High Street offers an eclectic range of local shops and amenities. Hassocks mainline railway station is situated approximately 1.2 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.

Situated along a private lane this detached family house boasts well-appointed and spacious accommodation. The ground floor comprises 3 reception rooms, two of which have patio doors out onto the rear garden. There is also the benefit of a sizable kitchen/breakfast room and ground floor cloakroom/w.c. The first floor provides a bathroom and 4 double bedrooms with the master bedroom having the benefit of an en-suite shower room. The garden surrounds the property on 3 sides and is predominantly laid to lawn, bordered by mature hedging and is interspersed with established trees. The rear garden also has the benefit of a paved terrace and an ornamental pond. Further to this is a useful two storey studio and double garage.



Overview

Kitchen

- » Pine wall and base units including glass fronted display cabinets
- » Space for gas cooker
- » Space for washing machine
- » Space for fridge
- » Space for freezer
- » Tiled splashbacks

Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Half tiled walls

There is also the benefit of an fully fitted en-suite shower room with electric shower, low level w.c. suite and wall mounted wash hand basin

Specification

- » Wall mounted gas fired boiler located in a cupboard on the ground floor
- » Studio
- » Double garage

External

The property is approached by a driveway with access to the garages and flanked on either side by lawn. The south facing rear garden also extends on the west side of the property and is mainly laid to lawn interspersed with trees and bordered by mature hedging. Two paved patios adjoin the rear of the property.



St. Georges Lane, Hurstpierpoint, BN6 9QX

Approximate Gross Internal Area = 183.8 sq m / 1978 sq ft

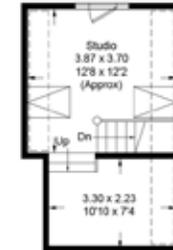
Outbuildings = 62.7 sq m / 675 sq ft

(Including Garage)

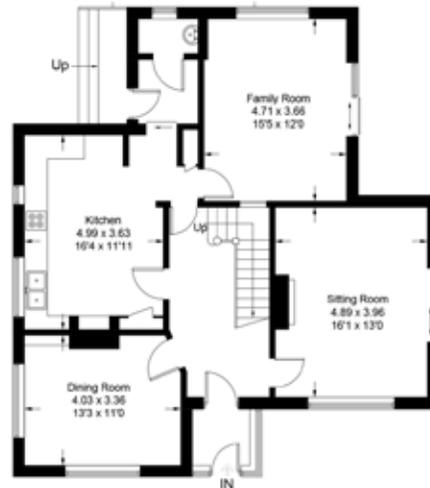
Total = 246.5 sq m / 2653 sq ft



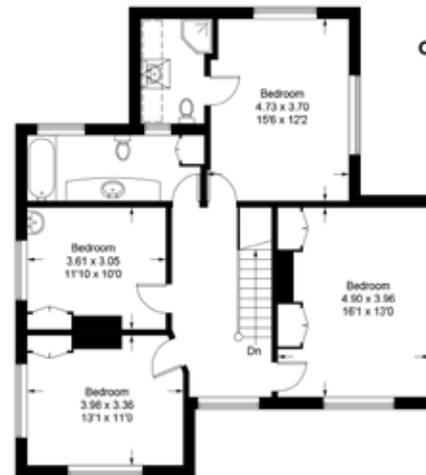
Outbuilding - Ground Floor



Outbuilding - First Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID396355)

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A buyer is advised to obtain verification from the solicitor. Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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