



## Withiel

14 HASSOCKS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QW

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# Situation

A sizable Edwardian detached family house set in an elevated central village location with glorious views of the South Downs and landscaped gardens and indoor pool complex

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.

Commanding a gloriously elevated position close to the centre of the village with views to the South Downs, 'Withiel' is a wonderful example of an imposing detached Edwardian property of its time. Extended and updated over the years, the property is not only well maintained, but boasts having a new kitchen within the past 5 years including a range of integrated appliances along with a sizable vaulted extension in the 1980's to incorporate an indoor swimming pool. Either side of the hallway lies the office, sitting room, family room and dining room. Period features of the era are showcased throughout the property including high ceilings, sash windows, large bay windows and ornate fireplaces. There is also the benefit of a useful utility room. Stairs lead to the first floor where 4 sizable bedrooms reside with the bedrooms on the southern side having glorious views towards the South Downs. The bedrooms are serviced by both a bathroom and a separate shower room. The landscaped gardens are beautifully tendered and lie to the front and rear of the property. Manicured lawns, box hedges 'knott gardens' and paved terraced areas are interlinked by brick paths. A driveway at the rear of the garden provides off street parking and access to the double garage.



# Kitchen

- » Shaker style wall and base units with display cabinets and wine rack
- » Granite worksurfaces with inset twin stainless steel wash basins
- » Inset 'Neff' electric induction hob with extractor fan over
- » Inset 'Neff' electric oven
- » Inset 'Neff' electric microwave
- » Integrated 'Neff' dishwasher
- » Integrated fridge



# Bathrooms

## Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated towel radiator



## Family Shower Room

- » Walk in shower with hand shower attachment and curved glazed screen
- » Low level w.c. suite
- » Free standing wash hand basin
- » Heated towel radiator
- » Tiled floor and walls



# Specification

- » Period and character features throughout the property
- » Glorious views of the South Downs
- » Vaulted indoor pool complex with w.c.
- » Landscaped front and rear gardens
- » Double garage
- » Driveway with parking for 2 cars



# External

The property is approached via steps and a wrought iron gate to the landscaped walled front garden. A brick path leads to the front and side doors with a central lawn bordered by well stocked shrub and plant borders. Rear access to the garden is via a driveway with parking for 2 cars and access to the detached double garage. A wrought iron gate and brick steps lead to the rear garden where a paved patio adjoins the rear of the property.





## Hassocks Road, Hurstpierpoint, BN6 9QW

Approximate Gross Internal Area = 331.2 sq m / 3565 sq ft

Outbuilding = 45.6 sq m / 491 sq ft

Total = 376.8 sq m / 4056 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Transport Links from 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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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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