



The Old Barn

BELMONT LANE | HASSOCKS | WEST SUSSEX | BN6 9EP

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Situation

A unique barn conversion filled with charm and character, tucked away in a quiet and sought after semi-rural location with beautiful views

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.

Tucked away along a sought after country lane, this beautiful barn conversion cleverly maximizes all the available accommodation yet retains its charm and character features including vaulted ceilings, exposed beams throughout, solid oak doors and floors. The sizable sitting/dining room is graciously viewed by a mezzanine floor accessed via a beautiful solid oak staircase. Both rooms benefit from the vaulted ceilings and provide marvellous spaces to entertain. The timeless style of the kitchen blends seamlessly with the charm of the barn and incorporates marble worksurfaces with shaker style units. There are 3 bedrooms all serviced by independent bath and shower rooms. There is also the benefit of a sizable utility room/studio with a stable style door to the garden. The private and fully landscaped walled garden is accessed through oak gates where areas of shingle, block paving and crazy paving are segmented using well placed mature shrub plants and raised beds. Within the garden is a beautiful water feature and seating areas. There is also the benefit of additional parking in a neighbouring courtyard.



Kitchen

- » Shaker style wall and base units
- » Marble worksurfaces
- » Inset curved 'Butler Style' sink
- » Space for Range style cooker
- » Inset 'AEG' fridge freezer
- » Oak flooring



Bathrooms

Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Master Bedroom En-Suite Bathroom

- » Panelled bath with traditional style mixer taps and hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Bidet
- » Inset wash hand basin with cupboards under
- » Heated ladder style towel radiator

Bathroom 2 En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » High level w.c. suite
- » Inset wash hand basin with cupboards under
- » Heated ladder style radiator



Specification

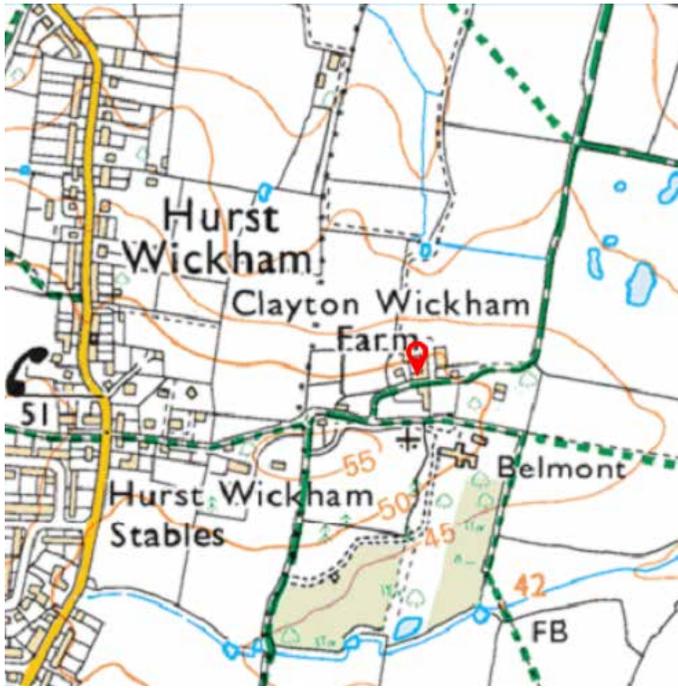
- » Floor mounted gas fired boiler located in the kitchen
- » Oak and tiled flooring throughout
- » Exposed beams
- » Oak doors and frames
- » Oak staircase in the sitting room
- » Solid oak shutters
- » Mezzanine floor overlooking the sitting room
- » Large utility room
- » Walled private landscaped garden



External

The property is approached via large oak gates into the fully walled landscaped garden. Steps lead to the large solid oak front door. The garden is cleverly divided using well stocked raised shrub and plant beds. Throughout the garden are areas of shingle, brick block and crazy paving. There is the benefit of a water feature, further to this there is additional parking for a few cars in the neighbouring courtyard.



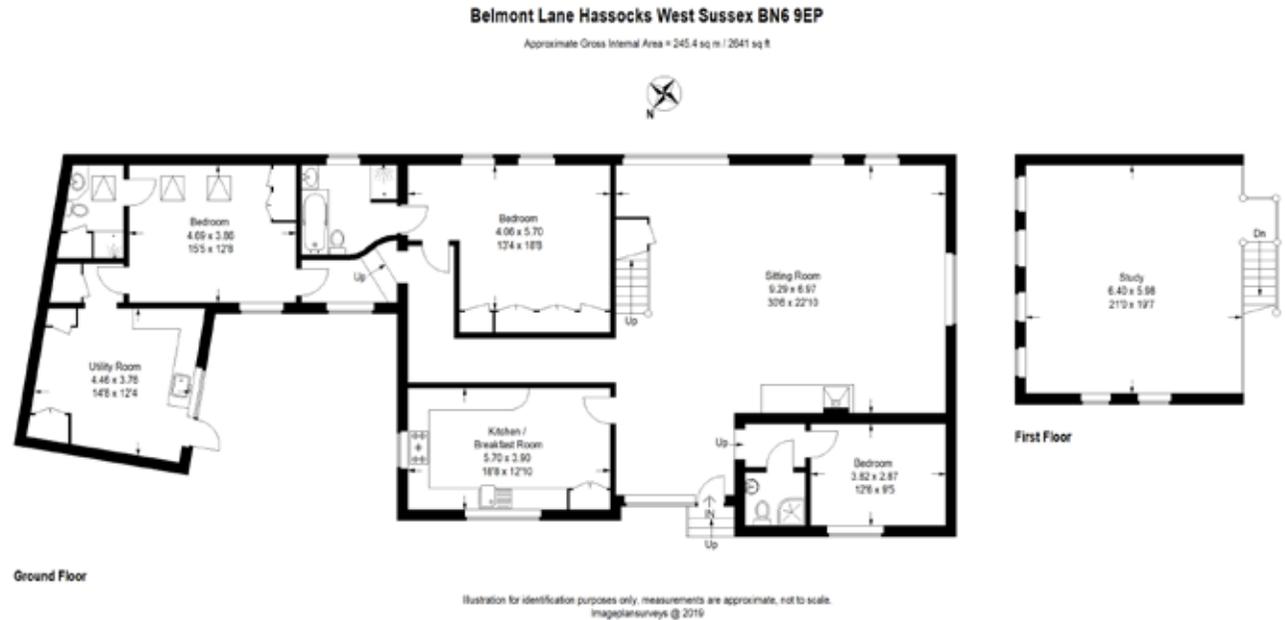


Transport Links from The Old Barn

Hassocks Train Station	approx. 1.2 mile
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.5 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 20 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.



A buyer is advised to obtain verification from the solicitor.

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