



45 Hassocks Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9QL

Chatt
estates



Situation

A substantial and extended semi-detached period house arranged over 4 floors retaining a wealth of character features benefiting from a walled rear garden and off street parking

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

Updated and improved over recent years combining modern fittings with original character features, this well positioned period family house has balanced accommodation arranged over 4 floors. A beautifully light sitting room with large bay window and focal open fireplace with marble surround lies to the front of the property and extending from the rear is a contemporary styled open plan kitchen/dining/family room with a modern multi-fuel stove and bi-fold doors out onto the rear garden. The modern kitchen has a range of hi gloss units and integrated appliances. Stairs from the hallway lead down to a fully tanked cellar having a multitude of uses. It should be noted that there is electric underfloor heating to the majority of the ground floor. Stairs lead to the first floor where 2 double bedrooms reside along with a fully tiled family shower room. There is also the benefit of a family bathroom accessed via a snug area with freestanding bath and separate shower cubicle. 3 further bedrooms reside on the second floor. The fully walled and landscaped rear garden extends to the east comprising 2 elevated paved patios to enjoy the sun throughout the day. A central lawn is flanked on either side with well stocked shrub and plant beds. A driveway at the front of the property provides off street parking for a couple of vehicles.



Kitchen

- » Hi gloss wall and base units
- » Quartz work surfaces
- » Inset 'Neff' induction hob
- » Stainless steel extractor fan over
- » Integrated 'Neff' double oven
- » Space for dishwasher
- » Space for 'American style' fridge freezer
- » Island unit with breakfast bar and a selection of cupboards and wine cooler under



Bathrooms

Family Bathroom

- » Free standing bath
- » Fully tiled corner shower cubicle with wall mounted shower and glazed sliding doors
- » Low level w.c. suite
- » Granite vanity bar with inset wash hand basin with cupboards and drawers under
- » Heated ladder style towel radiator
- » Space and plumbing for washing machine and tumble dryer



Family Shower room

- » Fully tiled corner shower cubicle with wall mounted shower and glazed sliding doors
- » Low level w.c. suite
- » Wall mounted wash hand basin



Specification

- » Gas fired boiler located in the loft space
- » Electric underfloor heating in the kitchen/dining/family room
- » Electric underfloor heating in the family bathroom
- » Re-roofed in 2023
- » Modern 'Broseley' multi fuel burner with glass hearth in the sitting room
- » Tanked basement
- » Engineered oak herringbone floor to the ground and first floors
- » Fully walled and landscaped rear garden
- » E.V charging point at the front of the property
- » Driveway with off street parking



External

The property is approached over a resin driveway with parking for a couple of cars bordered on both sides by well stocked shrub beds. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. Stepping down there is a central lawn flanked on either side by well stocked shrub and plant beds with a raised area of artificial grass and a timber garden shed.





Transport Links

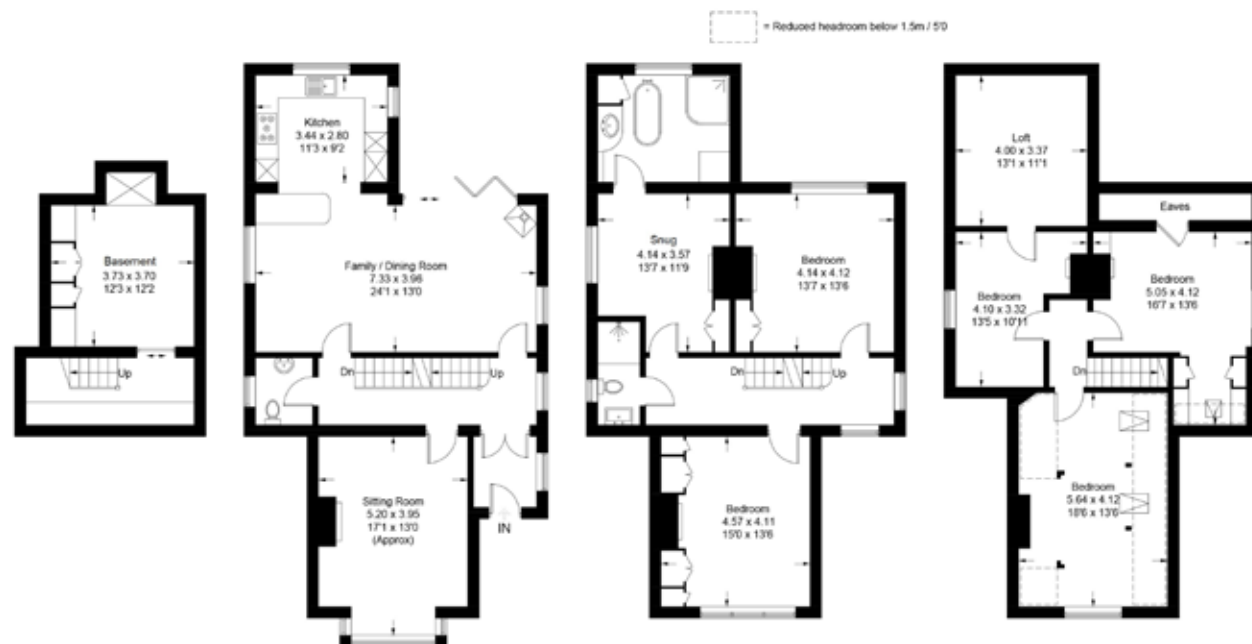
Hassocks Train Station	approx. 1.1 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 19 miles

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.

Hassocks Road, Hurstpierpoint, BN6 9QL

Approximate Gross Internal Area = 248.5 sq m / 2675 sq ft
(Excluding Eaves)



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates