



## Fairhaven

ABBERTON FIELD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QD

**Chatt**  
estates



# Situation

A centrally positioned detached family house set down a sought after private road within easy walk of the High Street, with scope for enlargement and set in a wrap around garden with ample off street parking

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 a highly enviable location along a private lane within the centre of the village, 'Fairhaven' is a detached family house with an open wrap around garden. In need of some updating, the property is considered to have huge scope for enlargement and remodelling (stnc) with some external tree work having already been carried out by the current owners. There are 2 reception rooms on the ground floor interlinked by double doors and with a wonderfully light sitting room benefiting from patio doors out onto the gardens. At the rear of the property is a kitchen with a range of fitted appliances and a large useful utility room. Stairs lead from the entrance hall to the first floor where 4 bedrooms and a family shower room reside. The principal bedroom is serviced by an en-suite bathroom and all the bedrooms have southerly glimpses of the South Downs. The gardens surround the property on all sides and are predominantly laid to lawn with and scattered trees. A paved patio at the rear of the property provides a great entertaining space. A driveway at the front of the property provides ample parking and access to the attached double garage.



# Overview

## Kitchen

- » Wall and base units including glass fronted display cabinets
- » Inset 4 ring gas hob with extractor fan over
- » Inset sink and drainer
- » Integrated electric oven
- » Space for washing machine



## Bathrooms

A family shower room and en-suite bathroom benefiting from fitted white suites comprising a panelled bath, fully tiled shower cubicle with wall mounted shower and glazed doors, wash hand basins and a separate cloakroom with low level w.c. suite.



## Specification

- » Useful utility room
- » Scope for enlargement (stnc)
- » Attached double garage

## External

The property is approached over a tarmacadam driveway with parking for 4 cars and access to the double garage. The gardens wrap around the property on 3 sides and are accessed on one side via a wrought iron gate. A paved patio adjoins the rear of the property with the majority of the garden predominantly laid to lawn with trees and established shrubs along the boundary.







## Transport Links

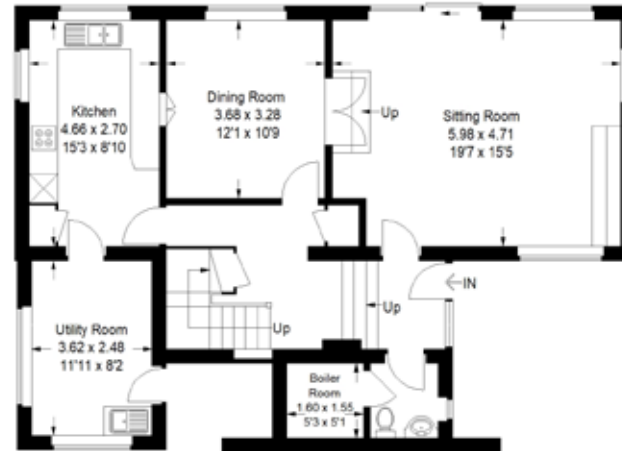
Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 21 miles

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.

## Abberton Field, Hurstpierpoint, BN6 9QD

Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft  
 Garage = 27.5 sq m / 296 sq ft  
 Total = 184.7 sq m / 1988 sq ft



Ground Floor



First Floor

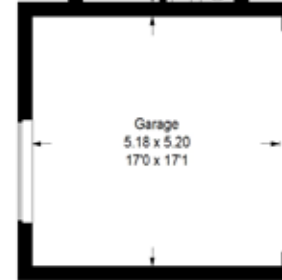


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys © 2024

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