



Emmanuel House

68 WICKHAM HILL | HURSTPIERPOINT | WEST SUSSEX | BN6 9NP

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Situation

A substantial semi detached Victorian house located in a highly sought after location within easy walking distance of the mainline train station and benefiting from private gardens and off street parking

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.

Occupying a highly sought after position on the eastern side of the village, this semi detached period family house is only a short walk from the village High Street and Hassocks mainline train station. 'Emmanuel House' offers well appointed accommodation arranged over 3 floors and has planning permission for further enlargement with a sizable 2 storey side extension (ref: DM/20/0754). A wealth of character features are showcased throughout including beautiful fireplaces with marble surrounds, large bay windows, intricate ceiling coving and a grand central staircase. The reception space comprises 2 different areas with the sizable and light drawing room leading through to the 'Amdega' orangery. The kitchen/dining room with the more recent addition of the sitting room resides at the front of the property benefiting from a range of integrated appliances and french doors leading out onto the private gardens. Accessed via the first floor landing are 3 bedrooms and a family bathroom with the large principle bedroom benefiting from the beautiful bay window. The stairs lead to the second floor where a further bedroom and en-suite bathroom reside. The garden adjoins the property on 2 sides providing a sizable private space which is predominantly laid to lawn to enjoy the sunshine throughout the day. Well stocked borders and mature trees run the perimeter. Access is via timber double gates to a block paved driveway providing ample off street parking at the front of the property.



Kitchen

- » Handmade kitchen
- » Wall and base units
- » Inset sink and drainer
- » Range cooker with stainless steel splashback
- » Stainless steel extractor fan over
- » Space for washing machine
- » Space for dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with traditional taps and hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



En-Suite Bathroom

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



Specification

- » Wall mounted 'Vaillant' gas fired boiler
- » Planning permission for a substantial 2 storey side extension (ref: DM/20/0754)
- » Period and character features throughout
- » 'Amdega' orangery
- » Accommodation arranged over 3 floors
- » Gated paved driveway with parking for several cars
- » Walking distance from the mainline train station



External

The property is accessed via painted timber double gates over a block paved driveway with parking for several cars. Access to the garden is via a timber gate where a paved path leads to the front door. The garden adjoins the side area of the property and is predominantly laid to lawn bordered by mature trees, established shrubs and well stocked plant beds. A paved area at the top of the garden provides space for 2 large garden sheds.





Transport Links

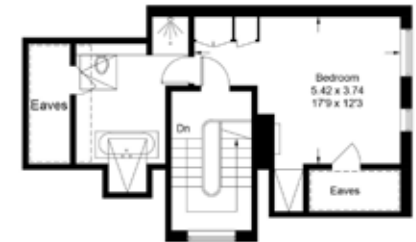
Hassocks Train Station	approx. 0.7 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 7.7 miles
Gatwick Airport	approx. 21 miles

Consumer protection from unfair trading regulations 2008

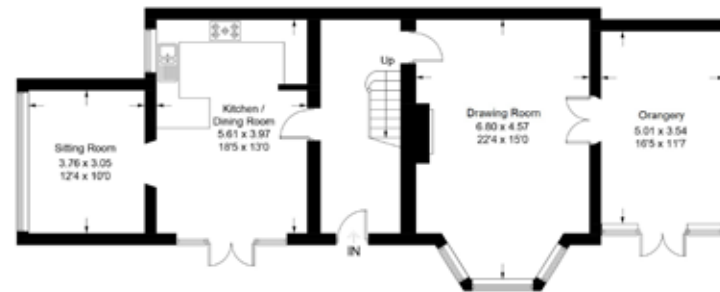
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Wickham Hill, Hurstpierpoint, BN6 9NR

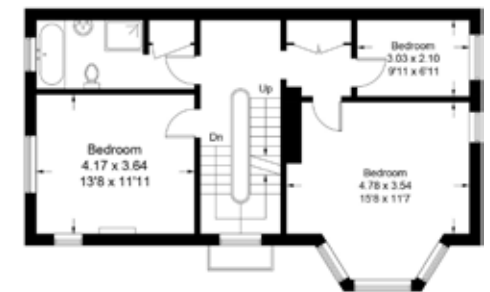
Approximate Gross Internal Area = 208.1 sq m / 2240 sq ft
(Including Eaves)



Second Floor



Ground Floor



First Floor

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

A buyer is advised to obtain verification from the solicitor.

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