



7 Lamb Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9ZA

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Situation

An immaculately presented detached family house sitting prominently within the southern 'flagship' development of Bramble Park benefiting from a recently landscaped rear garden and views over neighbouring farmland

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.

Having only been completed in 2020 as part of the final phase of the 'flagship' development of Bramble Park, this spacious family house has a glorious outlook over neighbouring farmland. Improvements in both the specification and the layout have been thoughtfully implemented by the current vendors creating a large open plan kitchen/dining/family room, benefiting from a range of upgraded luxury appliances and spanning the length of the rear of the property opening out over the fully landscaped garden. The sizable sitting room and separate study reside at the front of the property, with the useful utility room accessed via the kitchen. Stairs lead to the first floor where 5 double bedrooms and a family bathroom reside. It should be noted that the principal bathroom and bedroom 2 benefit from modern fully fitted en-suite shower rooms. Having been recently landscaped the beautiful contemporary garden showcases a sizable curved patio adjoining the full length of the property with an outdoor seating area. The lawn is bordered by a selection of specimen trees. The driveway at the front of the property provides off street parking for 2 cars and access to the attached double garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Quartz and oak worksurfaces with breakfast bar
- » Inset 'Bosch' electric induction hob with extractor over
- » Inset 'Bosch' electric oven
- » Inset 'Neff' dishwasher
- » Fitted fridge freezer
- » Space for fridge freezer



Bathrooms

A family bathroom and 2 en-suite shower rooms comprising a panelled bath with wall mounted shower, large fully tiled showers with glazed sliding doors, low level w.c. suites with concealed cisterns, wash hand basins and Heated ladder style towel radiators

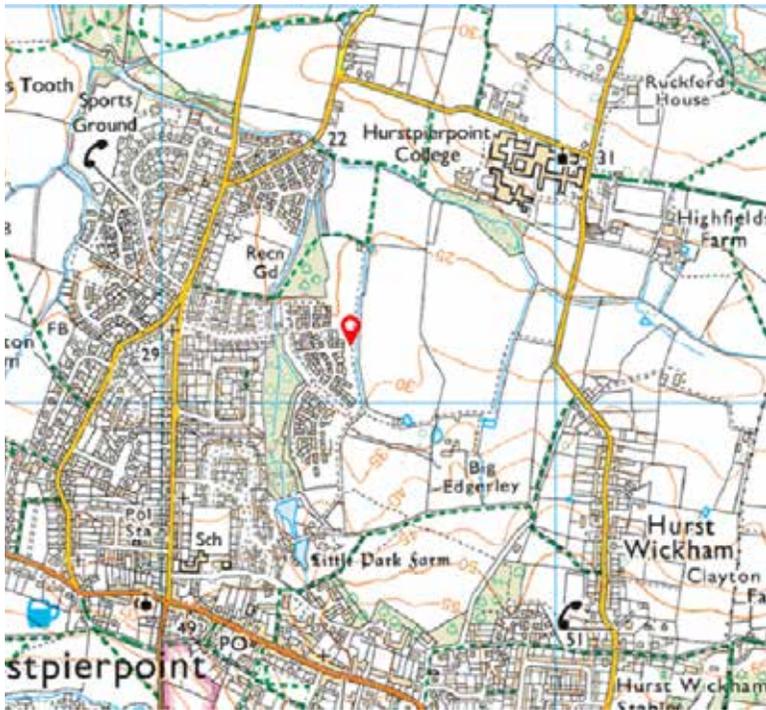
Specification

- » Wall mounted 'Baxi' gas fired boiler located in the utility room
- » Landscaped west facing rear garden
- » Double garage

External

The property is approached over a paved path to the front of the property. A driveway provides parking for 2 cars along with access to the attached double garage. Side access to the rear landscaped gardens is via 2 timber gates and over a paved path where there is an external hot water 'dog wash' tap. A curved paved patio adjoins the full length of the rear of the property with a modern timber retaining wall with steps up to an area of lawn. Within the patio is a contemporary seating area with a timber pergola above. A selection of specimen trees border the perimeter of the garden.





Transport Links

Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 9.5 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.

Lamb Lane, Hurstpierpoint BN6 9ZA

Approximate Gross Internal Area = 163.0 sq m / 1754 sq ft
 Garage = 36.1 sq m / 388 sq ft
 Total = 199.1 sq m / 2142 sq ft



Ground Floor

First Floor

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

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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.

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