



## Burford

ST GEORGES PLACE | HURSTPIERPOINT | WEST SUSSEX | BN6 9QT

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# Situation

**A large and immaculately presented detached family home in a quiet and sought-after cul-de-sac situated in a central position within minutes walk of all the amenities**

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 at the end of a quiet and enviable cul-de-sac on the eastern side of the village, this sizable and superbly maintained detached house is within minutes walk of the centre of the village. The spacious reception hall leads through to the open plan sitting and dining area which in turn leads through to the large garden room with insulated roof panels and views out over the rear landscaped garden. The kitchen/breakfast room has a range of integrated luxury units with granite work surfaces and there is also a useful utility room and cloakroom/w.c. There is also the benefit of underfloor heating to most of the ground floor. Stairs lead to the first floor where the generous landing provides access to 4 well-appointed double bedrooms and a family bathroom. Both the sizable master suite and bedroom 2 are serviced by en-suite bathrooms and all the bedrooms benefit from fitted wardrobe cupboards. The rear garden has been wonderfully landscaped and is predominantly laid to lawn bordered with curved beds. A sizable, covered terrace resides in one corner along with the addition of a fully paved and fenced area. The paved driveway at the front of the property provides parking for 3 cars and allows access to the integral double garage.



# Kitchen

- » Painted wall and base units including glass fronted display cabinets
- » Granite worksurfaces
- » Inset 'AEG' 4 ring electric induction hob with stainless steel extractor fan over
- » Fitted 'Neff' electric oven
- » Fitted 'Neff' microwave
- » Fitted 'Neff' dishwasher
- » Fitted 'Neff' fridge freezer
- » 'Amitico' flooring



# Bathrooms

## Family Bathroom

- » Panelled corner jacuzzi bath
- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboards and drawers under
- » Heated ladder style towel radiator
- » 'Amtico' flooring
- » Tiled walls



## Master En-Suite Shower Room

- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Heated ladder style towel radiator

## En-suite Shower Room

- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin



# Specification

- » Floor mounted gas fired boiler located in the utility room
- » Large garden room with insulated roof panels
- » Underfloor heating to majority of the ground floor
- » 'Amtico' flooring in all the bedrooms
- » Landscaped rear garden with paved barbeque terrace and fully fenced and paved area
- » Off street parking for 3 cars
- » Integral double garage

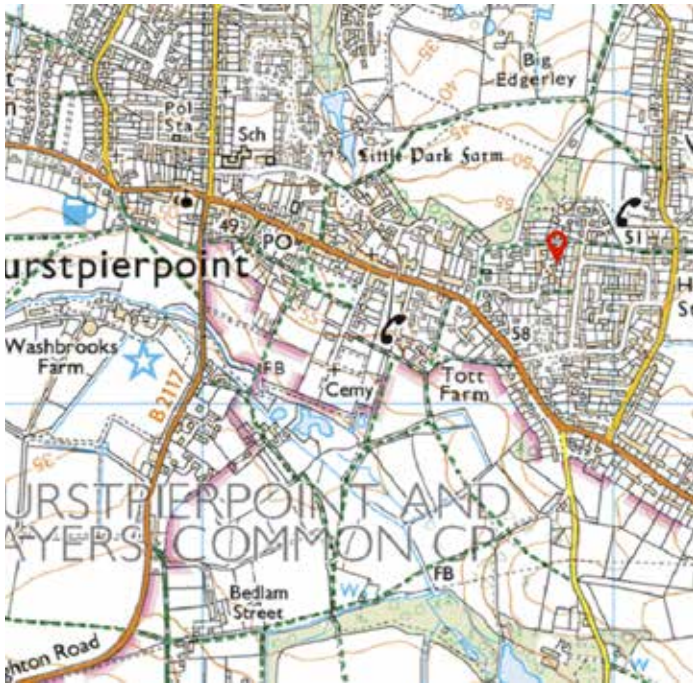


# External

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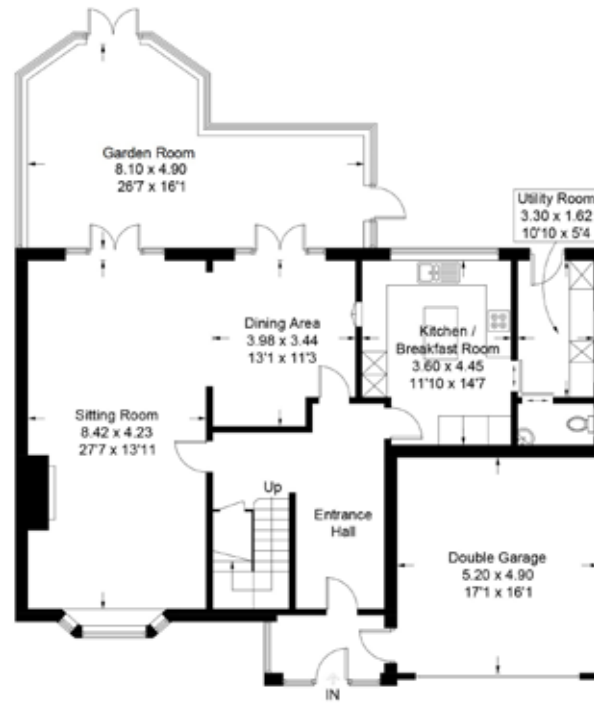
The property is approached over a block paved driveway with parking for 3 cars and access to the integral double garage. The rear landscaped garden comprises a manicured lawn with well stocked curved beds and borders. The large barbeque terrace area in one corner is covered by a pergola and there is a paved and fully fenced area on the other side. There is also the benefit of a timber garden shed.



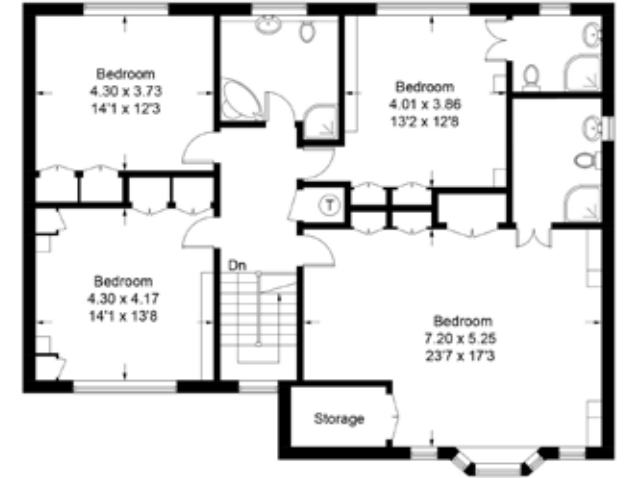


## St. Georges Place, Hurstpierpoint, BN6 9QT

Approximate Gross Internal Area = 264.3 sq m / 2845 sq ft  
 Garage = 25.3 sq m / 272 sq ft  
 Total = 289.6 sq m / 3117 sq ft



Ground Floor



First Floor

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

## Transport Links

Hassocks Train Station	approx. 1.2 mile
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.

A buyer is advised to obtain verification from the solicitor.

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