



71 College Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9AE

Chatt
estates

Situation

A very well presented and extended semi detached period home, set along a sought after road within the conservation area and benefiting from a private rear garden and studio

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.

Situated on the eastern side of the village, the property is within easy walking distance of both the centre of the village and the mainline train station at Hassocks. Having been extended over the years with a loft conversion in 2012, there is planning permission to further enlarge the property on the ground floor. The ground floor comprises 2 well-appointed reception rooms both benefiting from the statemen focal fireplaces and features typical of the era including high ceilings, a glorious bay window and wooden floors. The kitchen with a range of 'Shaker style' units and granite worksurfaces resides at the rear of the property looking out over the garden. Stairs lead to the first floor where there are 2 double bedrooms and a sizable family bathroom with a separate shower cubicle. A further bedroom lies on the second floor flooded with light from the Velux windows. The landscaped rear gardens are predominately laid to lawn with a paved patio that adjoins the rear of the house. Country planting softens the garden with well stocked shrub and plant beds along with raised vegetable beds. An insulated studio with light, power and a wood burning stove lies at the end of the garden with a useful timber garden shed for extra outdoor storage.



Overview

Kitchen

- » 'Shaker style' wall and base units
- » Granite work surfaces
- » Inset 'Butler style' sink
- » Space for range cooker
- » Space for washing machine
- » Space for dishwasher
- » Tiled floor



Bathroom

- » Panelled corner bath
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Wooden flooring



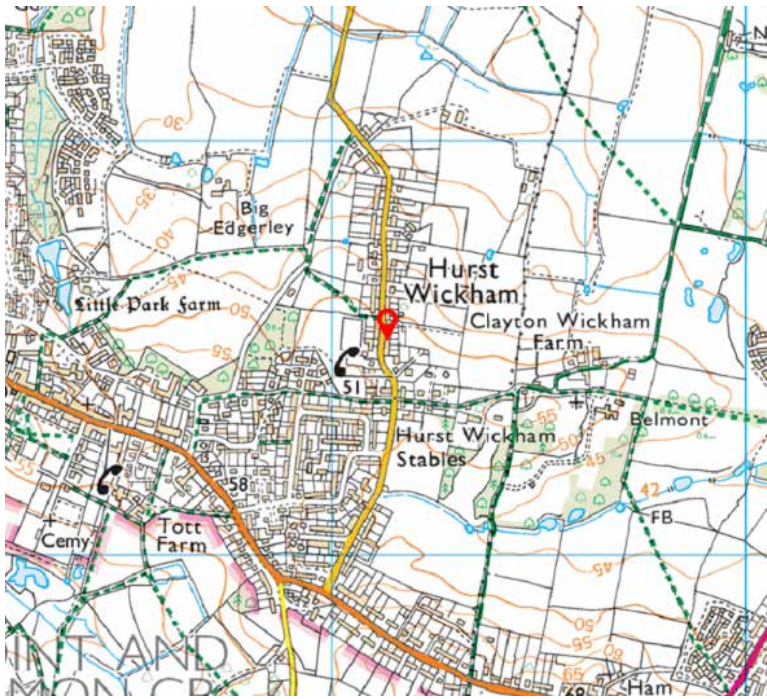
Specification

- » Gas fired boiler
- » Landscaped rear garden
- » Studio with light, power and a wood burning stove

External

The property is approached via steps to the front door flanked on either side by plant beds and shingle areas. Side access to the rear garden is via a timber gate where a large paved patio adjoins the rear of the property leading to lawn. Raised brick and timber plant and vegetable beds line the borders along with established shrubs. At the end of the garden is an insulated studio benefiting from light, power and a wood burning stove. A timber garden shed provides further outdoor storage.





Transport Links from 71 College Lane

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 8 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.

College Lane, Hurstpierpoint, BN6 9AE

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft

Studio = 9.4 sq m / 101 sq ft

Total = 137.6 sq m / 1481 sq ft

(Including Eaves)



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 | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates