



7 Ribbetts Cottages

HURSTPIERPOINT | WEST SUSSEX | BN6 9PZ

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Situation

A quaint, period terrace cottage, situated along a twitten just a stone's throw from the High Street benefiting from private front and rear gardens

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 in a secluded yet prominent location just off the High Street, the quaint property is one of 4 period cottages that rarely come to the market. The balanced accommodation is arranged over 2 floors with a well-proportioned sitting room that has an open fire with brick surround and quarry tiled hearth, typical of the era. The kitchen and bathroom reside at the rear to the property along with a useful utility/store. Stairs from the kitchen rise to the first floor where there are 2 light bedrooms. The property benefits from a rear garden with patio and area of lawn along with a large timber shed perfect for outdoor storage. There is also a paved front garden.



Overview

Kitchen

- » 'Shaker Style' wall and base units
- » Inset 4 ring gas hob
- » Inset sink and drainer
- » Fitted electric oven
- » Space for washing machine

Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled walls

Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the second bedroom
- » Open fireplace in the sitting room
- » Rear garden with large timber garden shed

External

The property is approached over a paved pathway running alongside the front garden. The front garden is fully paved and bordered by mature shrub and plant beds. The rear garden is predominantly laid to lawn with a path running to the rear. There is a large timber garden shed with a paved patio in front.





Ribbetts Cottage, Hurstpierpoint, BN6 9PZ

Approximate Gross Internal Area = 48.2 sq m / 519 sq ft

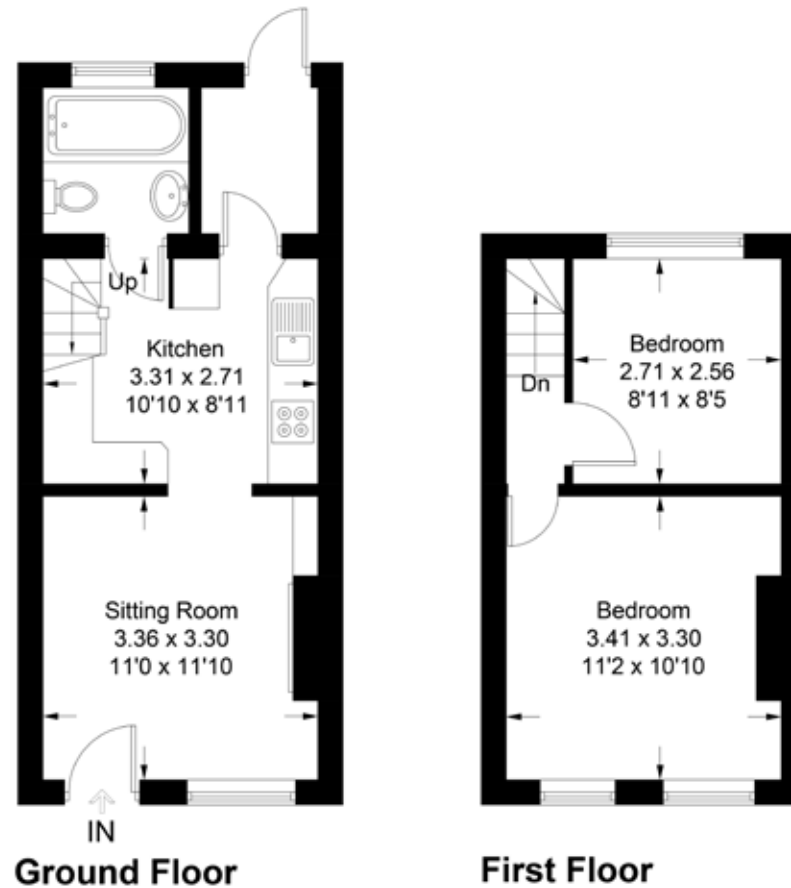


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Transport Links from 7 Ribbetts Cottages

Hassocks Train Station	approx. 1.4 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 8.9 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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