



Little Gables

MANOR ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9UN

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Situation

An individual and improved bungalow ideally located in the heart of the village with a west facing landscaped garden 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 are also a range of revered state and private schools locally.

Situated in a highly convenient location in the heart of the village this delightful home boasts light and spacious flexible accommodation. The large kitchen/breakfast room has a contemporary kitchen with a range of fitted appliances and high gloss units. The sitting room is also of a good size and has a focal gas coal effect fireplace with stone surround and mantel. A newly fitted conservatory looks out over the recently landscaped rear garden. There are 2 sizable bedrooms with the master bedroom benefiting from an en-suite shower room along with a family bathroom with modern white suite. There is huge scope to convert the attached store (stnc) to create a third bedroom. The private rear west facing garden is predominantly hard landscaped with a circular manicured lawn bordered by patio, raised terrace and well stocked shrub and plant beds. A 'Breeze House' provides a great space to enjoy the afternoon and evening sun. The paved driveway at the front of the property provides parking for 2 cars.



Overview

Kitchen

- » Hi gloss wall and base units
- » Stainless steel sink and drainer
- » Inset 'Baumatic' electric 'Range Style' cooker with extractor fan over
- » Fitted 'Bosch' dishwasher
- » Fitted 'Hoover' washing machine
- » Fitted 'Kenwood' fridge freezer
- » Tiled splash backs
- » Ceramic tiled floor

Bathrooms

Family bathroom and en-suite shower room with fully fitted white suites comprising a panelled bath with hand shower attachment, fully tiled shower cubicle, low level w.c. suites, wash hand basins, heated ladder style towel radiators and ceramic tiled floors.

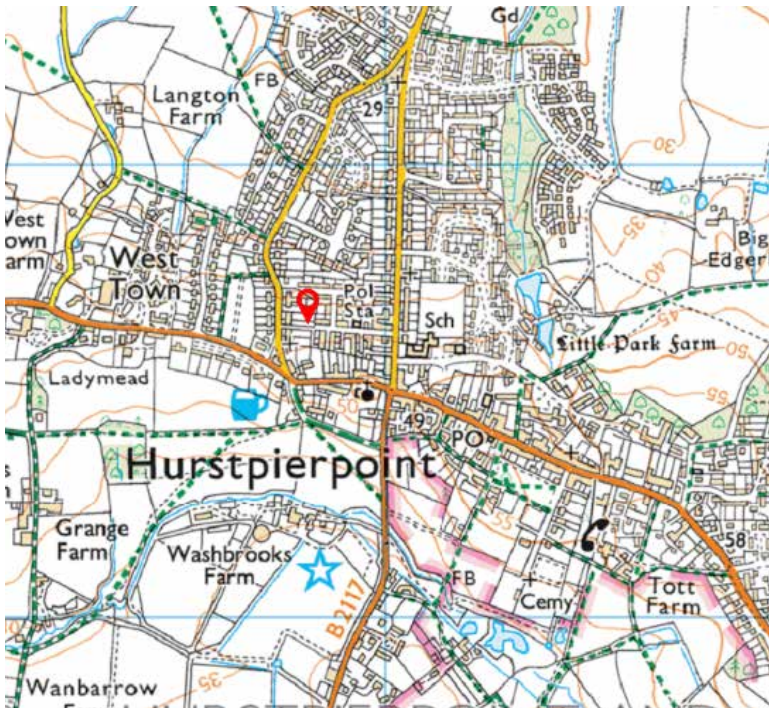
Specification

- » Wall mounted 'Ideal' gas fired boiler located in the kitchen
- » Recently fitted conservatory
- » Off street parking

External

The property is approached over a brick paved driveway with parking for 2 cars. Access to the rear garden is via a timber gate where a large paved patio adjoins the rear of the property with a central circular lawn bordered by a paved patio and well stocked shrub and plant beds. There is also the benefit of a 'Breeze House'





Transport Links from Little Gables

Hassocks Train Station	approx. 1.7 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. 9 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.

Little Gables, Manor Road, Hurstpierpoint, BN6 9UN

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft

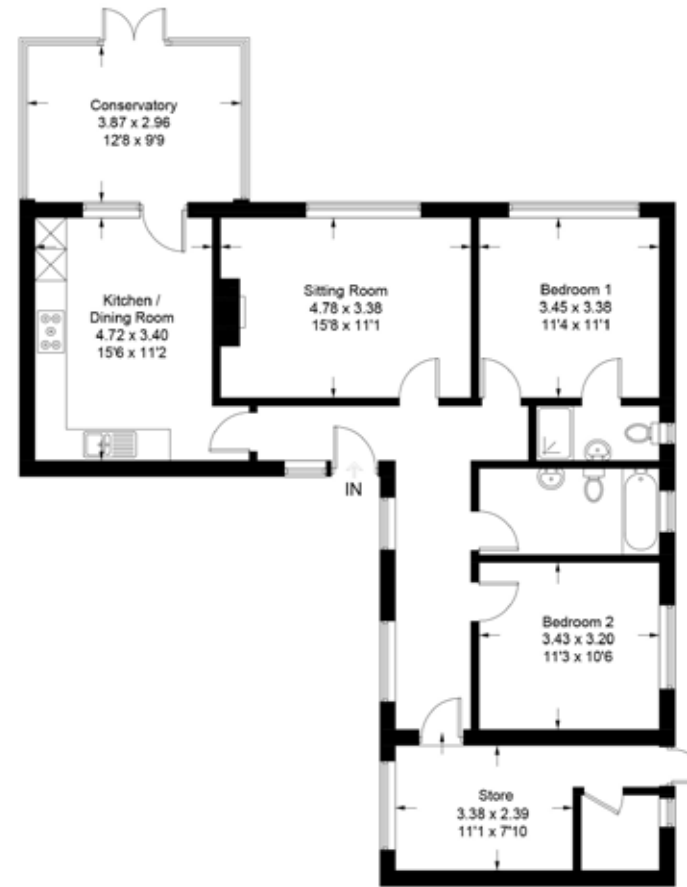


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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