



Hope Lodge

41 HASOCKS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QL

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Situation

A totally renovated and significantly extended and updated Victorian double fronted family house boasting a wealth of character period features and luxury fixtures and fittings benefiting from a private landscaped rear garden

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.

Restoring it back to its former glory, the vendors of this impressive double fronted Victorian house have carefully orchestrated the sympathetic restoration and extension creating a 21st century functional house interwoven with over one hundred years of character. Either side of the central front door and accessed from the entrance hall are the 2 principle reception rooms, both bathed in light from the substantial bay windows and benefiting from character features such as beautiful ceiling coving and stripped pine flooring. The sitting room leads through to the open plan kitchen/dining room at the rear of the property looking out over the gloriously landscaped garden and benefiting from a 'Julian Austin Giles' handmade bespoke kitchen with a range of luxury integrated units and breakfast bar. There is also the benefit of an office and a useful utility room. Accessed from the first floor landing are 3 double bedrooms and a family bathroom with wonderful free standing cast iron roll top bath. The master bedroom benefits from a walk in dressing room and fully tiled en-suite wet room. Stairs lead to the second floor where the sizable 4th bedroom resides serviced by an en-suite shower room. A beautiful veranda adjoins the rear of the property and looks out over the private landscaped gardens. Predominantly laid to lawn the gardens are bordered by raised beds housing modern styled planting and a 'Pétanque' court. A detached studio with light and power provides a place for a home office and a walled driveway to the front of the property provides ample off street parking.



Kitchen

- » Bespoke handmade 'Julian Austin Giles' kitchen
- » Quartz worksurfaces and breakfast bar and oak wall and base units
- » Electric 'Aga' with 2 oven and hotplate companion
- » Integrated 'Bosch' dishwasher
- » 2 integrated pull out 'Liebherr' fridges
- » Integrated 'Bosch' freezer



Bathrooms

Family Bathroom

- » Free standing cast iron roll top bath with traditional style taps and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Cast iron feature fireplace



Master En-suite Shower Room

- » Fully tiled walk-in shower with hand shower attachment
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor

En-Suite Bathroom

- » Free standing bath
- » Wash hand basin with drawers under
- » Low level w.c. suite



Specification

- » Bespoke 'Julian Austin Giles' kitchen
- » wall mounted gas fired boiler
- » Useful utility room & Cellar
- » Period and character features throughout
- » Landscaped rear garden
- » Detached Studio with light and power



External

The property is approached over a 'buffed stone' driveway with parking for several cars and access on either side to the rear garden. A sizable veranda adjoins the rear of the property with a central winding brick pathway meandering to the rear of the garden and flanked on each side by a well manicured lawn. Raised brick beds on either side house a selection of small trees and shrubs. At the rear is an authentic gravelled 'Pétanque' court along with a wild garden. There is also the benefit of a detached studio with light and power and a large timber garden shed with attached log store.



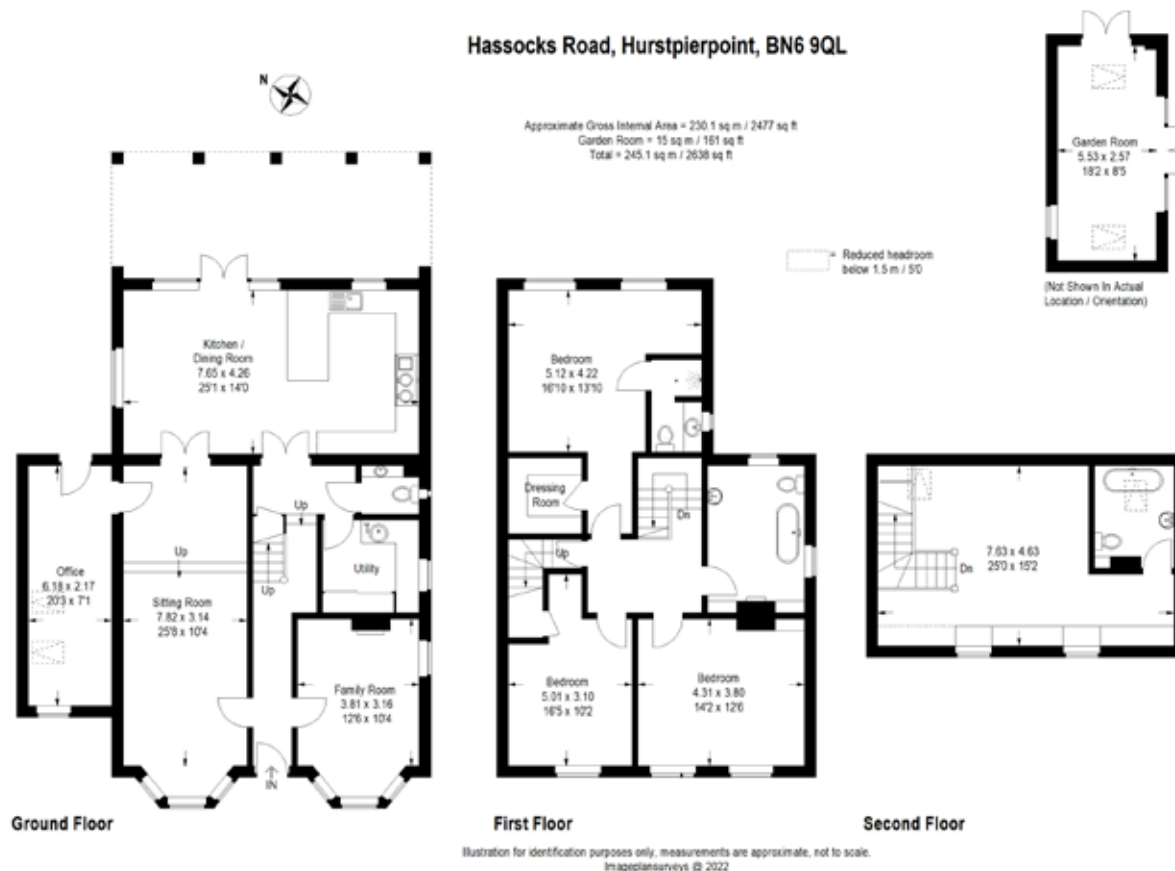


Transport Links from Hope Lodge

Hassocks Train Station	approx. 1.1 miles
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 miles
Gatwick Airport	approx. 19 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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