



17 Wilderness Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9XD

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Situation

A well presented detached bungalow situated in a convenient and popular location a short walk from the High Street benefiting from a private rear garden, integral garage and scope for further enlargement

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 quiet and convenient location a short walk from the High Street and local primary school, this well appointed bungalow provides huge scope to enlarge (stnc). The sizable sitting room resides at the front of the property looking out over the front garden and there is also the benefit of a gas coal effect fireplace. The kitchen has a range of shaker style units and fitted appliances. The 2 double bedrooms reside at the rear of the property with the principal bedroom benefiting from wardrobe cupboards along one wall. There is a bathroom and separate cloakroom/w.c. along with a useful utility room with a door through to the integral garage. The landscaped rear garden is wonderfully private and provides areas to enjoy the sun throughout the day with a sizable terrace adjoining the rear of the property. A central lawn is bordered by mature planting and established trees. To the front of the property a lawn flanks the paved driveway providing off street parking and access to the integral garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring gas hob
- » Fitted electric oven under
- » Space for fridge freezer
- » Space for dishwasher
- » Tiled splashback

Bathroom

- » Tiled corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Half tiled walls

Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Scope for enlargement (stnc)
- » Garage

External

The property is approached over a brick block driveway with parking for 2 cars and access to the attached garage. The front garden sits to the side of the driveway and comprises predominantly lawn bordered at the front by established shrubs. A path leads from the driveway to the side of the property where a timber gate provides access to the rear garden. A raised paved terrace adjoins the rear of the property with a central lawn bordered by well stocked shrub and plant beds and there is a pathway leading around the side of the property to a seating area at the end of the garden.





Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.4 miles
London Victoria By Train	approx. 55 mins
A23 Slip Road	approx. 6.1 miles
Brighton	approx. 9.5 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.

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Approximate Gross Internal Area = 81.8 sq m / 880 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 95.6 sq m / 1028 sq ft

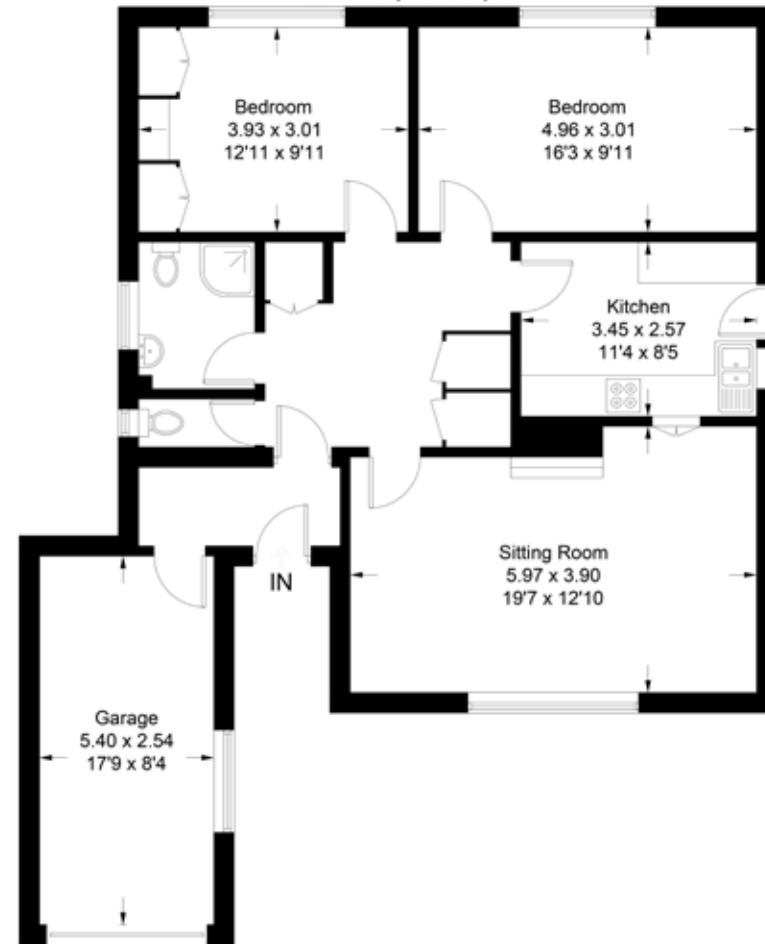


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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