



Graceland

17 FAIRFIEND CRESCENT | HURSTPIERPOINT | WEST SUSSEX | BN6 9SF

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Situation

A significantly enlarged detached property boasting versatile accommodation benefiting from landscaped gardens, attached garage 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 at the end of a cul-de-sac popular with families, this extended and remodelled detached property offers versatile living over 2 floors. The reception space is plentiful with a family room and a sizable sitting room leading into the wonderfully light conservatory. The kitchen with a range of integrated appliances also lies at the rear of the property. Flexible living comes in the form of a ground floor double bedroom serviced by both a bathroom and separate shower room. Stairs lead to the first floor where 3 double bedrooms have been created. A fully tiled family bathroom showcasing contemporary fittings and free-standing bath services the bedrooms on the first floor. The private rear garden comprises manicured lawns and soft planting with paved patios to 2 sides enjoying the sun throughout the day. The driveway to the front of the property provides parking for several cars along with access to the attached garage.



Kitchen

- » Shaker style wall and base units
- » Fitted 5 ring gas hob
- » Fitted electric oven
- » Integrated fridge freezer
- » Integrated dishwasher
- » Tiled splashback



Bathrooms

Ground Floor Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboards under
- » Tiled floor



Ground Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin

Family Bathroom

- » Free standing bath with modern wall mounted taps and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboard under
- » Fully tiled walls and floors



Specification

- » Recently fitted gas fired boiler
- » Versatile accommodation with ground floor bedroom
- » West facing landscaped rear garden
- » Driveway with parking for several cars
- » Garage



External

The property is approached over a tarmacadam driveway with parking for 4 cars and access to the attached garage. An area of hard standing on one side of the property provides further parking and on the other side of the driveway is a front lawn bordered by shrubs and a dwarf brick wall with a pathway to the front door. Side access to the rear garden is via a timber gate where a sizable, paved patio adjoins the rear of the property.





Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 10 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.

Fairfield Crescent, Hurstpierpoint, BN6 9SF

Approximate Gross Internal Area = 200.8 sq m / 2161 sq ft
(Including Garage)



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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