



1 Blossom Well Cottage

LANGTON LANE | HURSTPIERPOINT | WEST SUSSEX | BN6 9EY

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Situation

A well-presented and extended period house set in gardens and ground of approximately an acre set in a semi rural location along a popular country lane

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.

Set along a country lane within the village '1 Blossom Well Cottage' is a wonderfully presented period house that has been substantially extended and updated over the years by the current vendors. There are three light reception rooms on the ground floor with the dining room benefiting from an open fireplace and the sitting room and study having patio doors opening out onto the southerly patios. The kitchen/breakfast room resides at the rear of the property and benefits from a range of integrated appliances and breakfast bar. Stairs lead to the first floor where three bedrooms and a modern fitted family shower room reside. The principal bedroom benefits from a large en-suite bathroom. The garden and grounds amassing to approximately an acre surround the property on three sides are predominantly laid to lawn. Paved patios at both the front and rear of the property make for great spaces to enjoy the rural setting and southerly views throughout the day. Original brick stores and timber garden sheds provide plenty of external storage and there is parking for several cars at the front of the property.



Overview

Kitchen

- » Shaker wall and base units
- » Oak block worksurfaces with breakfast bar
- » Inset 4 ring electric hob with extractor fan over
- » Integrated 'AEG' electric oven
- » Fitted 'AEG' washing machine
- » Fitted 'AEG' dishwasher
- » Fitted wine cooler
- » Space for fridge freezer



Bathrooms

Family shower room and en-suite bathroom with fully fitted white suites comprising a fully tiled shower cubicle with wall mounted panelled bath, shower and glazed door, large walk in shower with glazed screen, low level w.c. suites, wash hand basin and heated ladder style towel radiators.



Specification

- » Oil fired boiler
- » Private drainage system
- » Large plot of approximately 1 acre

External

The property is approached over a path leading to the front paved terrace flanked on either side by lawn. To the front of the property there is an area of shingle providing parking for 3 cars. The path continues around the side of the property to a further paved patio area at the rear. There are a range of brick built stores and garden sheds. The gardens and grounds are predominantly laid to lawn and extend to the south and west with the boundaries denoted by mature hedgerow, trees and post and rail fencing.





Langton Lane, Hurstpierpoint, BN6 9EY

Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft
 Stores = 5.2 sq m / 56 sq ft
 Total = 143.8 sq m / 1548 sq ft

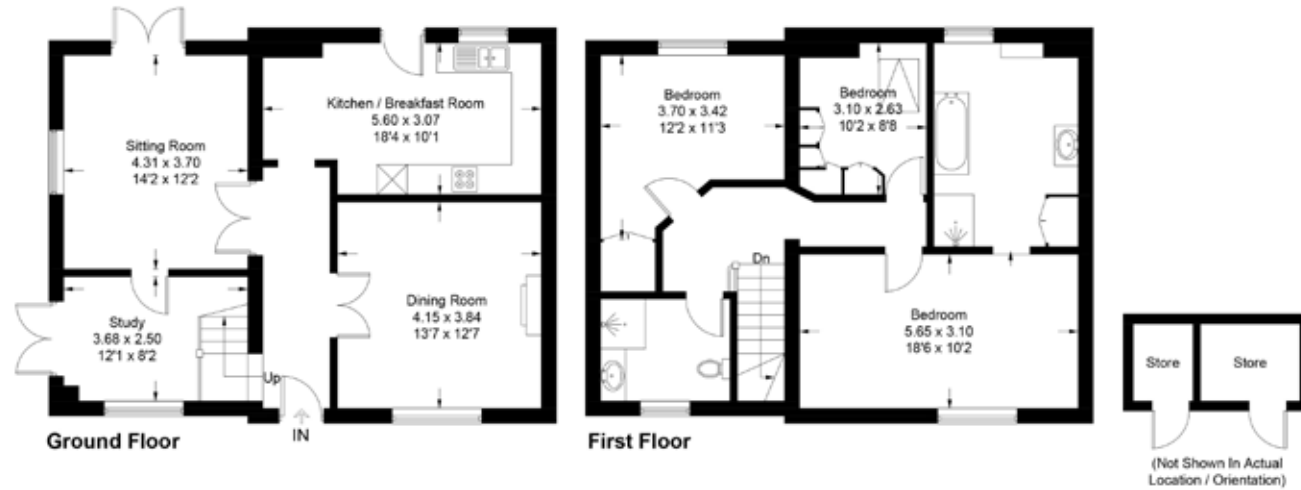


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Transport Links

Hassocks Train Station	approx. 2.3 miles
Haywards Heath Train Station	approx. 7.9 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.9 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 18.5 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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