



8 Hurst Gardens

HURSTPIERPOINT | WEST SUSSEX | BN6 9ST

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Situation

A delightful and well presented semi-detached family house, situated a short walk from the village amenities benefiting from a west facing rear garden, off street parking and a garage

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.

Within walking distance of the High Street and the local primary school, this 3 bedroom semi detached house is situated in a popular residential cul-de-sac. The property benefits from a sizable double aspect sitting/dining room along with patio doors leading into the conservatory. The kitchen also resides at the rear of the property and there is the benefit of a cloakroom/w.c. on the ground floor. Stairs lead to the first floor where there are 2 double bedrooms and a single bedroom along with a bathroom. The principal bedroom has a range of fitted wardrobe cupboards. The rear landscaped gardens are predominantly laid to lawn with 2 patio areas bordered by wonderfully kept mature shrub and plant beds. A large driveway to the side of the property provides off street parking for 2 cars and access to the detached garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset sink
- » Space for electric cooker
- » Space for washing machine
- » Space for fridge freezer



Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin



Specification

- » Wall mounted gas fired 'Glow Worm' boiler located in the kitchen
- » West facing rear garden
- » Detached garage



External

The property is approached over a block paved driveway and path to the front door flanked on one side by the front lawn. The driveway provides off street parking for 2 cars and continues via wrought iron gates along the side of the property to the detached garage. A paved patio adjoins the rear of the property leading to the area of lawn bordered by well stocked shrub and plant beds. There is also the benefit of a greenhouse.





Transport Links from 8 Hurst Gardens

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 8 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.

Hurst Gardens, Hurstpierpoint, BN6 9ST

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 102.6 sq m / 1104 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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