



Thornfield

7 SOUTH AVENUE | HURSTPIERPOINT | WEST SUSSEX | BN6 9QB

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Situation

A substantial detached Victorian family house commanding a highly enviable central location overlooking the village green having been renovated, updated and re-landscaped

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.

Having been the subject of a comprehensive renovation project involving £500,000 worth of works, this detached period house has been sympathetically stripped back, re-designed and blended with a wealth of contemporary fixtures and fittings throughout, yet still retaining its period charm. Situated at the rear of the property is the kitchen/dining/family room, a more recent addition, showcasing a locally designed bespoke kitchen housing a range of luxury integrated appliances with a large centre island. Fashioned in an open plan style with large bi-fold doors leading out to the rear landscaped garden it is clearly the hub of the house. 3 further reception rooms reside on the ground floor including a formal and informal sitting room along with an office and useful utility area. Stairs lead to the first floor where 3 bedrooms and a fitted modern family shower room reside. It should be noted that the principal bedroom is serviced by an en-suite shower room. There is a further bedroom on the second floor. The rear garden is wonderfully private and has also been completely re-landscaped with a modernised tiered terrace extending from the rear of the property providing a further space to entertain. The garden is purposely low maintenance, predominantly laid to lawn with a selection of colourful well stocked beds. The much-improved driveway at the front of the property provides off street parking and access to the store.



Kitchen

- » Wall and base units
- » Quartz worksurfaces
- » Inset sink
- » 2 x integrated 'Siemens' ovens
- » Integrated freezer
- » Integrated 'Siemens' fridge freezer
- » Centre island with Quartz work surfaces and breakfast bar
- » Inset 'Bora' induction hob with integrated central extractor
- » Integrated 'Miele' dishwasher



Bathrooms

Family Shower Room

- » Large walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor



En-Suite Shower Room

- » Large walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Modern oversized wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor



Specification

- » Wall mounted 'Viessmann' gas fired boiler
- » Recently fully re-wired
- » Recently fully re-plumbed
- » Underfloor heating to the majority of the ground floor
- » Bespoke locally designed kitchen
- » Replaced and refurbished windows
- » Landscaped rear garden
- » Improved and re-laid front driveway
- » Wired for E.V. Point



External

The property is approached over a block paved driveway providing off street parking and access to the store. A large tiered paved terrace adjoins the rear of the property incorporating well stocked sunken plant beds. Steps lead down to an expanse of lawn flanked on either side by well stocked shrub and plant beds, mature trees and a further paved terrace. Garden storage is plentiful with a large timber garden shed at the rear of the garden.





South Avenue, Hurstpierpoint, BN6 9QB

Approximate Gross Internal Area = 259.8 sq m / 2796 sq ft

Cellar = 4.7 sq m / 50 sq ft

Total = 264.5 sq m / 2846 sq ft

(Including Eaves)

Transport Links

Hassocks Train Station	approx. 1.5 mile
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 9 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.



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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