



## flat 12, St Georges House

HASSOCKS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QH

**Chatt**  
estates

# Situation

A well-presented first floor apartment situated in the heart of the village with off street parking and beautifully maintained communal gardens

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

This apartment forms part of the original Georgian mansion and is accessed via stairs or a lift to the first floor. The apartment is well presented with all the rooms accessed via the hallway. The kitchen has a range of units and integrated appliances and opens into the sizable and light sitting room. The double bedroom with fitted wardrobe cupboards resides on the southern side and is serviced by a fully tiled shower room. The property benefits from plantain shutters and an allocated off-street parking space along with access to the beautifully maintained communal gardens comprising manicured lawns and well stocked shrub and plants beds.





# Overview

## Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring electric hob
- » Integrated electric oven
- » Space for fridge freezer
- » Space for dishwasher
- » Space for washing machine



## Shower Room

- » Large fully tiled walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Inset sink and drainer with a selection of cupboards under
- » Fully tiled walls

## Specification

- » Fitted plantation shutters
- » Allocated parking space
- » Beautifully kept communal gardens & covered bicycle storage

## External

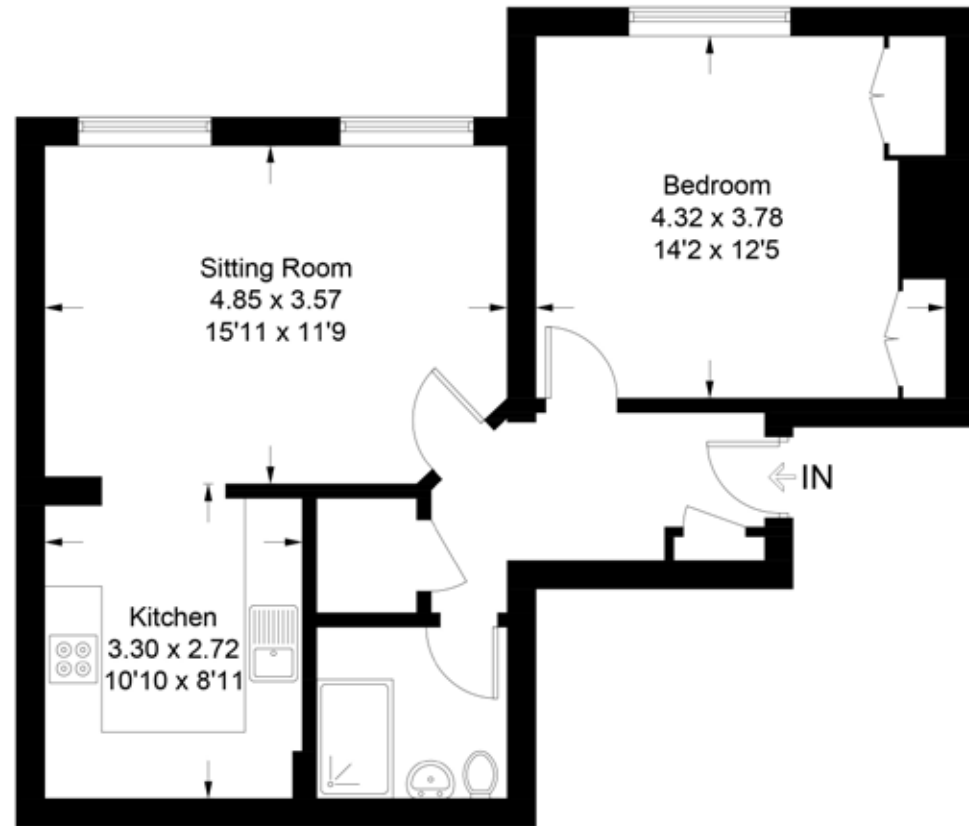
There is an allocated parking space close to the property and large well tended communal gardens with lawned areas along with mature shrubbery.





## St. Georges House, Hassocks Road, Hurstpierpoint, BN6 9QH

Approximate Gross Internal Area = 55.1 sq m / 593 sq ft



### First Floor

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

## Transport Links from St Georges House

|                              |                   |
|------------------------------|-------------------|
| Hassocks Train Station       | approx. 1.3 miles |
| Haywards Heath Train Station | approx. 7.8 miles |
| London Victoria By Train     | approx. 45 mins   |
| A23 Slip Road                | approx. 1.5 miles |
| Brighton                     | approx. 9 miles   |
| Gatwick Airport              | approx. 21 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.

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

**Chatt**  
estates