



124 Western Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9TB

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Situation

An extended and modernised period house arranged over 3 floors with a west facing rear garden and off street parking for 2 cars set in a well established and sought after residential road

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 along a popular residential road, the property is a short walk from all the amenities the High Street has to offer. Having been extended and modernised over the years, the property is styled with a modern and contemporary theme yet still retaining many character features such as the open fireplace with painted timber surround and marble hearth in the sitting room. The open plan kitchen/family room sits at the rear of the property and with a vaulted ceiling and bi-fold doors out onto the rear garden is light and spacious. The first floor provides 2 bedrooms and a bathroom benefiting from both a free-standing roll top bath and separate shower cubicle. The large double aspect master bedroom is on the second floor and benefits from an en-suite shower room and a 'Juliet' balcony looking out over the rear garden. The rear garden comprises an area of raised decking that adjoins the property and an expanse of lawn. There is the further benefit of a timber summer house with light and power at the end of the garden. A block paved driveway at the front of the property provides off street parking for 2 cars.



Overview

Kitchen

- » High gloss wall and base units
- » Quartz work surfaces and upstands
- » Space for range cooker
- » Fitted fridge freezer
- » Fitted dishwasher



Bathrooms

There is the benefit of a family bathroom and en-suite shower room with the freestanding roll top bath with traditional style taps and hand shower attachment, corner shower cubicles with wall mounted shower and curved glazed doors, Low level w.c. suites, heated ladder style towel radiators.



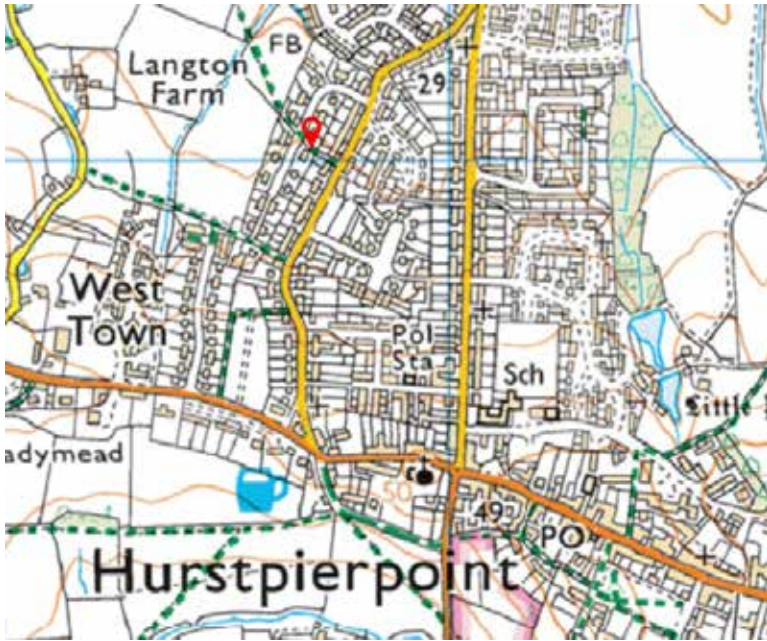
Specification

- » Wall mounted 'Valliant' gas fired boiler located in the cloakroom/w.c.
- » Bi-fold doors out onto the rear garden from the kitchen
- » Timber summer house with light and power

External

The property is approached over a block paved driveway with parking for two cars. A decked area adjoins the rear of the property with a step down to an expanse of lawn bordered on both sides by well stocked shrub and plant borders. A shingle pathway leads to the end of the garden where there is a timber summer house.





Western Road, Hurstpierpoint, BN6 9TB

Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft (Including Eaves)

Garden Room = 8.7 sq m / 94 sq ft

Total = 129.7 sq m / 1396 sq ft

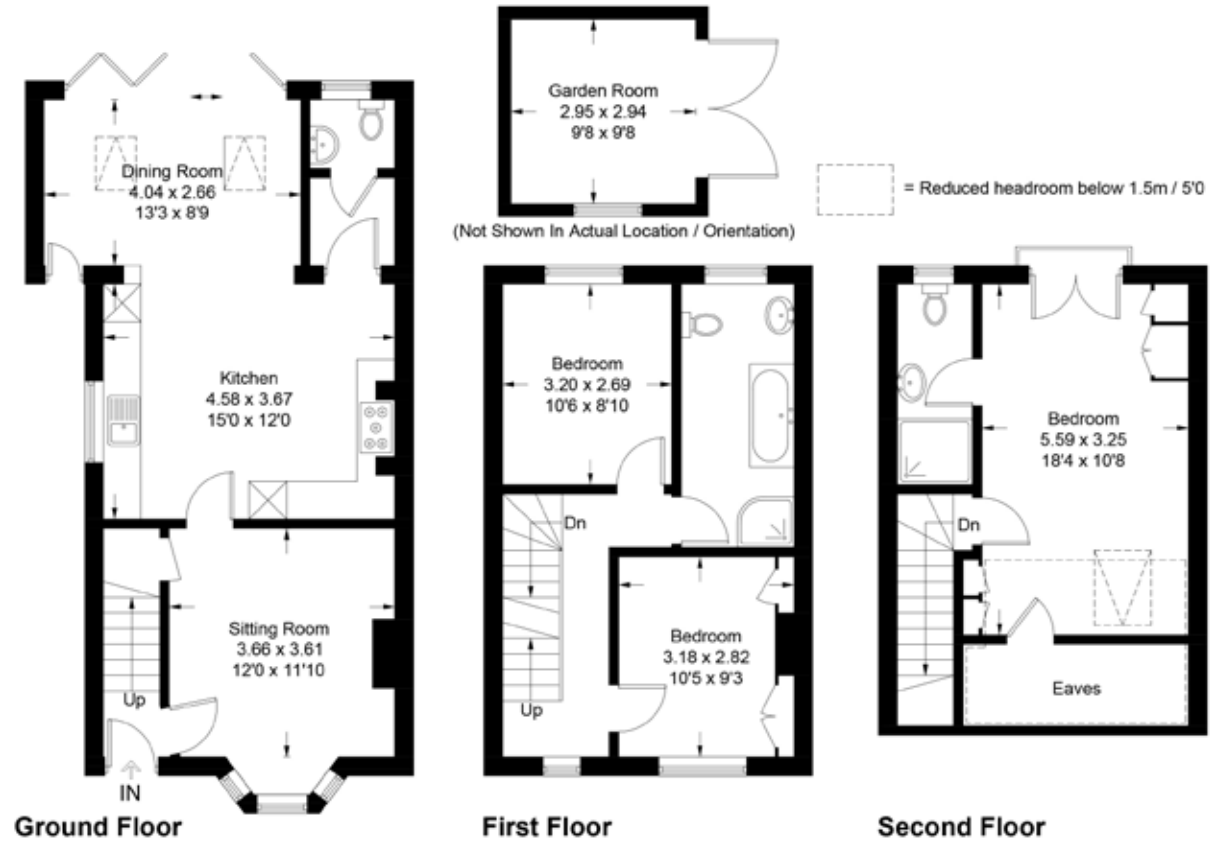


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Transport Links

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.

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.

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