



## 52 The Grange

HURSTPIERPOINT | WEST SUSSEX | BN6 9FD

**Chatt**  
estates



# Situation

A spacious and modern family house, arranged over 3 floors, situated in a popular residential road directly overlooking the green and benefiting from off street parking and a garage

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.

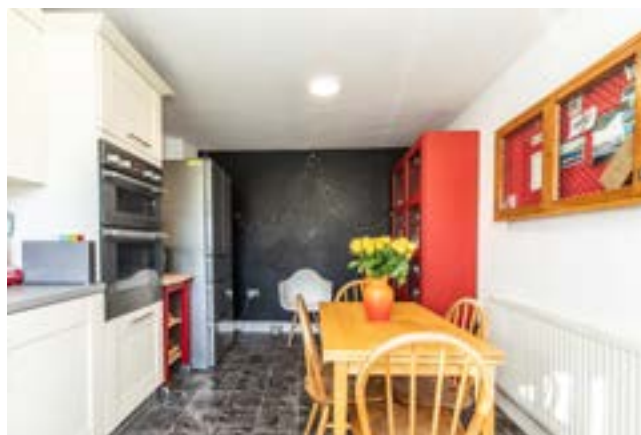
Built in 2008 'The Grange' is a quiet and sought after residential development which is approximately 10 minutes' walk from the centre of the village. The property is situated in a prominent position overlooking the green with a recreational area. With the accommodation arranged over 3 floors, the ground floor provides a kitchen/dining room with a range of fitted appliances and large sitting room that leads through to the conservatory which looks out over the landscaped rear garden. Three bedrooms reside on the first floor along with a family bathroom. It should be noted that bedroom two is serviced by an ensuite shower room. Stairs lead to the second floor where there is a further sizable bedroom. The wonderful rear garden has been landscaped in a low maintenance fashion with areas of artificial grass and paved patio adjoined via pergola covered steps and softened with well stocked shrub and plant beds. A garage and allocated parking space lie at the rear of the property accessed via a timber gate.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Inset 'Electrolux' 5 ring gas hob
- » Fitted 'Electrolux' electric oven
- » Fitted 'Logik' washing machine
- » Fitted 'Electrolux' dishwasher
- » Space for fridge freezer



## Bathrooms

The property boasts a family bathroom and an en-suite shower room benefiting from fully fitted white suites comprising a panelled bath, fully tiled shower cubicle with wall mounted showers, low level w.c. suites and wash hand basins.



## Specification

- » 'Viessmann' gas fired boiler located on the second floor
- » Landscaped rear garden
- » Garage and allocated parking space

## External

The property is approached over a paved path to the front door flanked on either side by mature shrubs and a brick wall. The rear garden has been wonderfully landscaped with an area of artificial grass and shingle adjoining the rear of the property. Pergola covered steps lead down to an area of paved patio at the bottom of the garden. A gate leads out onto a communal driveway with access to the garage and designated parking space in front.







## Transport Links from 52 The Grange

|                              |                   |
|------------------------------|-------------------|
| Hassocks Train Station       | approx. 2 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. 9.4 miles |
| Gatwick Airport              | approx. 19 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.

## The Grange, Hurstpierpoint, BN6 9FD

Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 146.9 sq m / 1581 sq ft



Ground Floor



First Floor



Second Floor



(Not Shown in Actual Location / Orientation)

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

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 | HURSTPIERPPOINT | WEST SUSSEX | BN6 9PU

**Chatt**  
estates