



Ashurst

ABBERTON FIELD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QD

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Situation

A large and extended detached house, set in a private lane in a central village location with private rear garden and scope for further improvement

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.

Situated in a highly enviable location within a conservation area along a private lane, this spacious and extended detached house is set in a private plot with equally private gardens. In need of modernisation, the property offers balanced accommodation over two floors with the huge scope to extend and remodel (stnc). Four reception rooms, all with doors or windows facing out onto the rear garden reside on the ground floor along with a kitchen and study. Stairs from the reception hall lead to the first floor where there are four bedroom (one of which is currently arranged as a kitchenette). The bedrooms are serviced by a family bathroom and the principal bedroom has an en-suite shower room. The private rear garden has a south westerly orientation and comprises a sizable paved terrace with steps down to a central lawn. Evergreen hedgerow denotes the boundary and outdoor storage is plentiful with a range of sheds and a summer house. Further to the lawn at the front of the property is a driveway providing parking for a couple of cars and access to the attached garage.



Overview

Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Fitted electric oven
- » Inset 'AEG' electric hob
- » Extractor fan over
- » Space for dishwasher



Bathrooms

A family bathroom and en-suite bathroom benefiting from fully fitted suites comprising panelled baths with wall mounted showers, low level w.c. suites, wash hand basins and heated ladder style towel radiators.

Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Private rear garden
- » Attached garage



External

The property is approached via steps leading down to the front door flanked on either side by areas of lawn. A driveway provides off street parking and access to the attached garage. Access to the rear garden is via a wrought iron gate where a sizable paved terrace adjoins the rear of the property. Steps lead down to an expanse of lawn bordered by mature trees. There is a rear door into the attached garage and the garden also has the benefit of a summer house, timber garden shed and a greenhouse.





Transport Links

Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9.5 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.

Abberton Field, Hurstpierpoint, BN6 9QD

Approximate Gross Internal Area = 227.8 sq m / 2452 sq ft

Garage = 28.8 sq m / 310 sq ft

Total = 256.6 sq m / 2762 sq ft



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