



12 Marchants Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9UT

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# Situation

A detached bungalow in need of updating, set in a central and popular position benefiting from a west facing rear garden and off street parking

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 well-appointed bungalow is situated in a popular residential road within easy walking distance to the centre of the village. Considered to be in need of updating, the property offers a sizable sitting/dining room and conservatory at the rear of the property looking out over the garden. Two double bedrooms and a bathroom with separate w.c/cloakroom reside at the front of the property along with the kitchen. The garden extends to the west with a paved patio adjoining the rear of the property to lawn. Scattered mature shrubs intersperse and border the garden. A driveway to the front of the property provides off street parking and access to the garage and is also flanked on one side by lawn.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Inset sink
- » Space for gas cooker

## Shower Room

- » Panelled bath with wall mounted shower
- » Pedestal wash hand basin
- » Heated towel radiator

## Specification

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

## External

The property is approached over a paved path to the front door flanked on one side by lawn. To the other side is a driveway providing off street parking and access to the attached garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. An expanse of lawn extends to the west interspersed and bordered by a selection of shrubs and small trees.







## Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 9.3 miles
Gatwick Airport	approx. 20 miles

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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.

## Marchants Road, Hurstpierpoint, BN6 9UT

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 94.1 sq m / 1013 sq ft

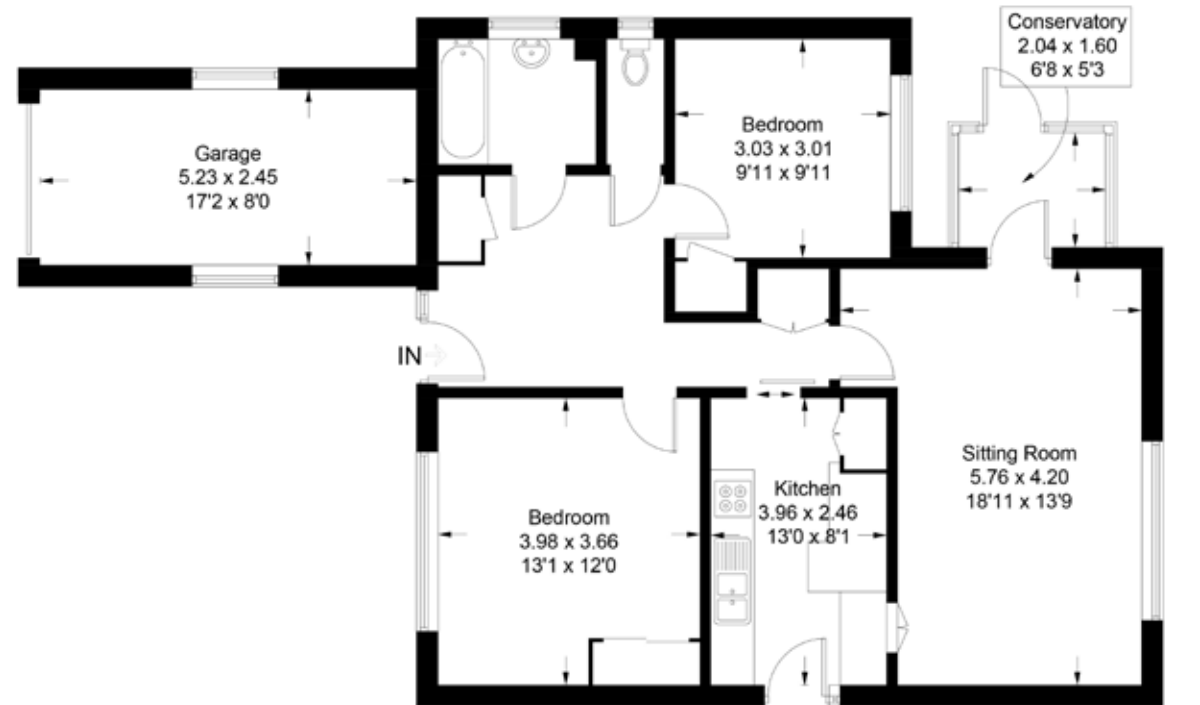


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A buyer is advised to obtain verification from the solicitor.

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