



4 Gertrude Campion Close
HURSTPIERPOINT | WEST SUSSEX | BN6 9GD

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Situation

A spacious and modern family house with an open outlook over neighbouring farmland with a double garage and landscaped west facing garden

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 sizable, detached family house is situated within a small close and proudly fronts neighbouring farmland with elevated views towards Hurst College. Every part of family living has been thought out in the design of the house with a beautiful kitchen/dining room, light and spacious rooms and ample storage throughout. Accessed from the entrance hall with a central staircase are three reception rooms including a study, family room and a large sitting room with patio doors leading out onto the rear garden. The open plan kitchen/breakfast room has become the hub of the house benefiting from a central island and a range of upgraded luxury integrated appliances. The large galleried landing on the first floor is wonderfully light with doors out onto the east facing balcony. Five bedrooms along with a family bathroom reside on the first floor, with the principal bedroom suite serviced by an en-suite bathroom and walk through dressing area. The rear landscaped garden comprises a sizable paved terrace adjoining the rear of the property to a central lawn. Raised sleeper beds house a selection of trees and shrubs. The driveway provides parking for four cars and there is also the benefit of a detached double garage with light and power.



Kitchen

- » Hi gloss wall and base units
- » Granite worksurfaces and splash back
- » Water softener filter tap
- » Inset 'AEG' 6 ring gas hob with extractor fan over
- » Integrated 'AEG' electric oven
- » Integrated dishwasher
- » Space for 'American Style' fridge freezer



Bathrooms

Family Bathroom

- » Fully tiled shower with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Principal En-Suite Bathroom

- » Panelled bath
- » Fully tiled shower with wall mounted shower, hand shower attachment and glazed doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

En-Suite Shower Room

- » Fully tiled shower with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

- » Wall mounted gas fired 'Ideal' boiler located in the utility room
- » 'Amtico' flooring to the majority of the ground floor
- » Useful utility room with space for further appliances
- » Sizable sitting room with bespoke fitted media unit and fitted electric fireplace
- » Galleried landing with doors out to east facing balcony
- » Principal bedroom suite with en-suite shower room and dressing room
- » Landscaped west facing rear garden
- » Double garage with upgraded flooring and electric doors
- » Driveway with off street parking for four cars
- » Electric vehicle charging point



External

The property is approached over a paved path to the front door flanked on either side by well stocked shrub and plant beds and chipped slate. To the side of the property is a large tarmacadam driveway providing parking for four cars and access to the double garage. Side access to the rear garden is via a timber gate where a curved paved patio adjoins the full length of the rear of the property. A central lawn is bordered on the rear boundary by raised sleeper beds housing a selection of trees. There is further access to the rear garden via a recently created pedestrian door from the garage.





Transport Links from

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 10 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.

Gertrude Campion Close, Hurstpierpoint, BN6 9GD

Approximate Gross Internal Area = 218.5 sq m / 2352 sq ft

Garage = 32.5 sq m / 350 sq ft

Total = 251.0 sq m / 2702 sq ft

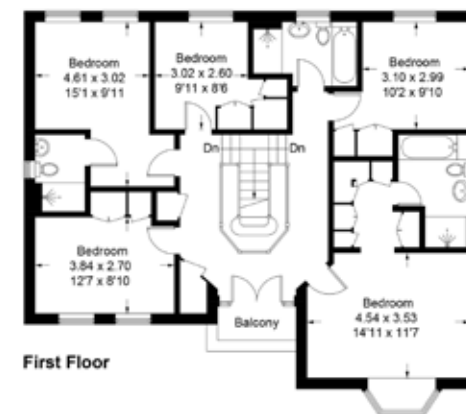
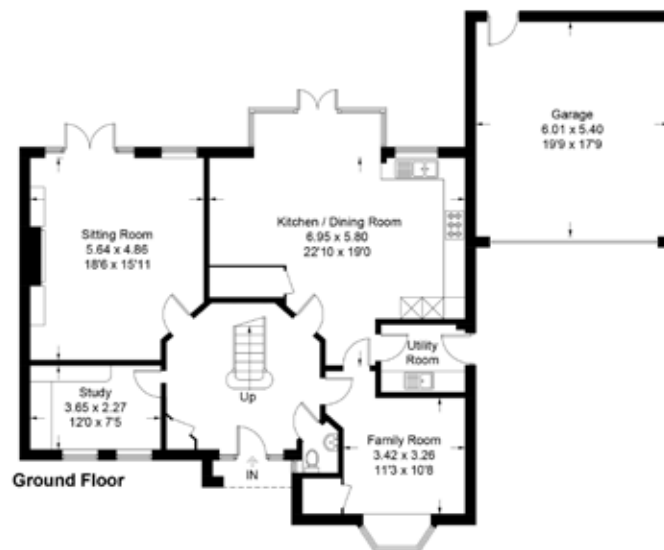


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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