



43 Wilderness Road  
HURSTPIERPOINT | WEST SUSSEX | BN6 9XD

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# Situation

A significantly enlarged and updated family house situated a short walk from the centre of the village benefiting from an east facing rear garden and ample off street parking

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 quiet road close to the centre of the village and popular with families, this property has been significantly enlarged, remodelled and updated now amassing to approximately 2,404sq ft (inc. Integral store). There are three large reception rooms on the ground floor including an open plan kitchen/dining/family room with a range of integrated appliances and a breakfast bar. The study lies at the front of the property and there is a sizable sitting room with patio doors leading out onto the rear garden. There is also the benefit of a useful utility/cloakroom. Stairs lead to the first floor where 6 bedrooms and a family bathroom reside. It should be noted that the principal bedroom and bedroom 2 are serviced by en-suite shower rooms. The private landscaped rear garden is predominantly laid to lawn with a large raised decked area adjoining the rear of the property. To the front of the property the 'Cotswold Buff' stone driveway provides ample parking and access to the integral store.



# Overview

## Kitchen

- » Wall and base units with tiled work surfaces
- » Inset sink and drainer
- » Inset 'Hisense' electric hob
- » Integrated electric oven
- » Integrated 'Hotpoint' dishwasher
- » Integrated fridge freezer



## Bathrooms

A family Bathroom and two en-suite shower rooms benefitting from fully fitted white suites comprising a panelled bath, fully tiled showers cubicle with wall mounted showers and glazed doors, Low level w.c. suites and wash hand basins.



## Specification

- » Wall mounted recently fitted new 'Valliant' gas fired boiler
- » Re-wired throughout
- » Re-plumbed throughout including new radiators
- » Useful utility/cloakroom
- » Private landscaped rear garden
- » Driveway with off street parking

## External

The property is approached over a 'Cotswold Buff' stone driveway providing parking for 4 cars and access to the integral store. The driveway is flanked on one side by a manicured lawn. Side access is via a timber gate where a sizable raised decked area adjoins the rear of the property. A central lawn is bordered on one side by a paved gravel path to the rear of the garden.





## Transport Links

Hassocks Train Station	approx. 2 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.

## Wilderness Road, Hurstpierpoint, BN6 9XD

Approximate Gross Internal Area = 217.5 sq m / 2341 sq ft

Store = 5.9 sq m / 63 sq ft

Total = 223.4 sq m / 2404 sq ft

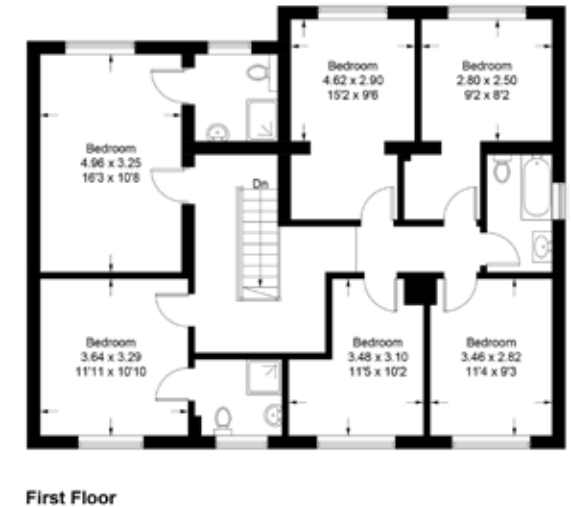
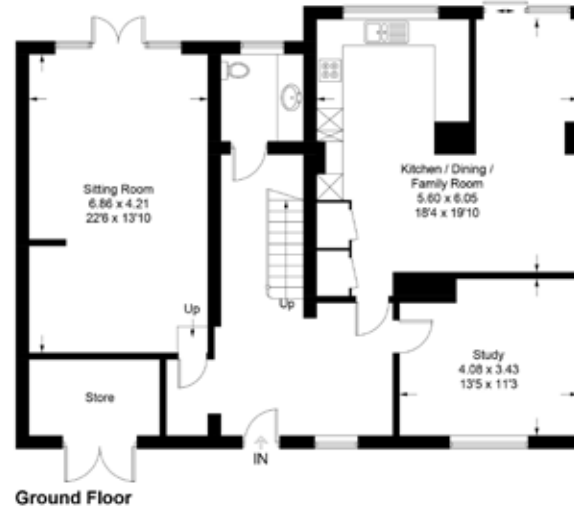


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A buyer is advised to obtain verification from the solicitor.

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