



35 Trinity Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9UY

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Situation

A very well presented 4 bedroom detached family house backing onto woodland with beautifully landscaped gardens, a double garage and just minutes' walk from the High Street

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.

This sizable detached family house is situated within a quiet cul-de-sac just minutes' walk from the High Street and excellent local primary school. Having been recently updated throughout, the property benefits from balanced accommodation over two floors with three reception rooms including a large double aspect sitting room with focal cast iron log burner and slate hearth. The kitchen/breakfast room and utility room are situated at the rear of the property and benefit from a range of integrated units with space and plumbing for further appliances. Four bedrooms reside on the first floor along with a family bathroom with the principal bedroom serviced by an en-suite shower room. The landscaped rear garden is very private and comprises a sizable paved terrace and recently laid resin patio with areas of lawn along with beautifully well stocked shrub and plant beds. There is a front lawn along the driveway to the side of the property with off street parking, E.V charging point and access to the double garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset wash hand basin
- » Space for 'Range cooker' with stainless steel extractor fan over
- » Integrated 'Bosch' dishwasher
- » Integrated 'AEG' fridge freezer

Bathroom

A family bathroom and en-suite shower room with fully fitted white suites comprising a panelled bath, fully tiled shower cubicle, low level w.c. suites, pedestal wash hand basins and heated ladder style towel radiators and electric underfloor heating.

Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the utility room
- » Attached double garage and off street parking
- » E.V. charging point

External

The property is approached via steps up to the front door. To the front of the property is an area of lawn bordered by hedging. A tarmac driveway provides parking for 2 cars, an E.V. charging point and access to the double garage. Side access to the rear garden is via a timber gate. A paved and resin patio adjoins the rear of the property and there is a personal door to the double garage. Steps lead up to an area of lawn with well stocked shrub and plant beds bordered by hedgerow backing onto beautiful woodland.





Transport Links from 35 Trinity Road

Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 19 miles

Consumer protection from unfair trading regulations 2008

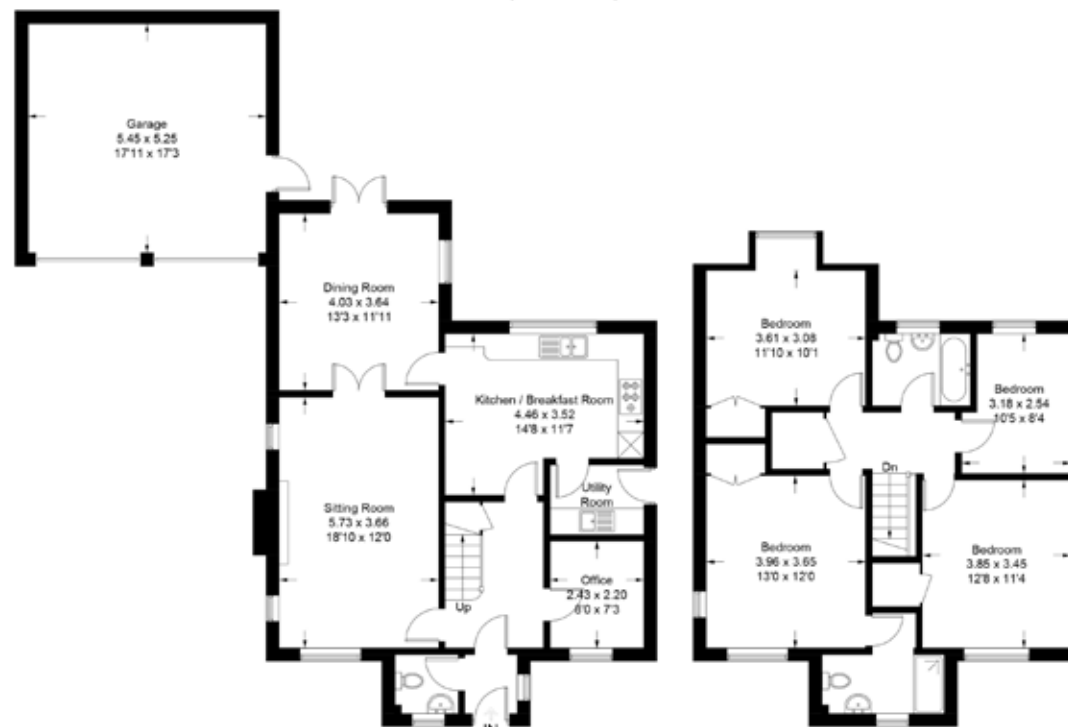
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Trinity Road, Hurstpierpoint, BN6 9UY

Approximate Gross Internal Area = 145.5 sq m / 1566 sq ft

Garage = 28.7 sq m / 309 sq ft

Total = 174.2 sq m / 1875 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

A buyer is advised to obtain verification from the solicitor.

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