



Fairwinds

30 HASOCKS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QW

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Situation

A very well-presented detached house, set in an enviable location with southerly views over the neighbouring South Downs National Park

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.

Bordering unspoilt farmland with glorious rural views, 'Fairwinds' occupies a central village location also being within easy walking distance of Hassocks mainline train station. Having been well maintained, the property has been extended over the years creating a family house full of light with balanced accommodation over two floors. The ground floor provides 3 reception rooms including the large sitting room with focal modern fireplace leading out into the garden room with underfloor heating and views over neighbouring farmland. The kitchen/dining room has been extended with the addition of a conservatory also with marvellous views. The kitchen has a range of integrated appliances and marble worksurfaces and the more recent addition of a utility room continues the theme with space and plumbing for further appliances. There is also the benefit of a ground floor shower room. Stairs from the entrance hall lead to the first floor where 3 bedrooms and a family bathroom reside. It should be noted that all the bedrooms benefit from fitted wardrobe cupboards. The southerly facing rear garden adjoins the South Downs National Park providing a glorious backdrop. Raised decking runs the full length of the rear of the property providing multiple areas to relax and entertain. The garden is predominantly laid to lawn with a further stone terrace area and kitchen garden comprising raised vegetable beds and a small orchard of fruit trees. A recently re-laid shingle driveway (2023) provides parking for several cars and access to the attached garage.



Kitchen

- » Wall and base units with glass fronted display cabinets and a fitted wine rack
- » Marble worksurfaces
- » Space for dual-fuel range cooker
- » Extractor fan over
- » Twin inset wash hand basins
- » Integrated fridge



Bathrooms

Ground Floor Shower Room

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



First Floor Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated towel radiator



Specification

- » Wall mounted 'Vaillant' boiler
- » Utility room
- » Electric underfloor heating to the sunroom, conservatory, shower room and utility room
- » South westerly rear garden bordering neighbouring farmland
- » Attached garage with electric roller door



External

The property is approached via a timber five bar gate and over a shingle driveway with parking for several cars along with access to the attached garage with electronically controlled roller door. Raised decking adjoins the full length at the rear of the property providing multiple seating areas and housing a greenhouse. Steps lead down to lawn flanked on one side with well stocked shrub and plant borders. In one corner of the garden is a paved terrace area and in the other corner a kitchen garden with raised vegetable beds.





Transport Links from Fairwinds

Hassocks Train Station	approx. 1.1 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 miles
Gatwick Airport	approx. 19 miles

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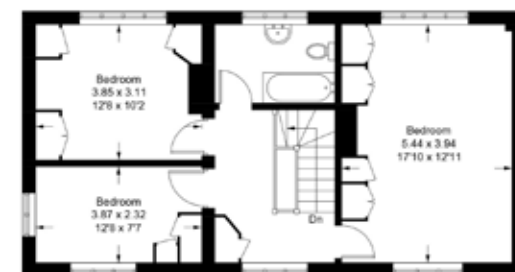
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Hassocks Road, Hurstpierpoint, BN6 9QW

Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft
Garage & Greenhouse = 18.1 sq m / 195 sq ft
Total = 176.4 sq m / 1899 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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