



1 Sunleigh Court

HURSTPIERPOINT | WEST SUSSEX | BN6 9YB

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Situation

A beautifully presented link detached house situated in a sought after select development within the village with landscaped south west facing rear garden and integral garage

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.

Set within a select development of just seven houses this very well presented link detached house offers balanced accommodation over two floors. The large double aspect and open plan sitting/dining room is wonderfully light and sits at the front of the property. The kitchen/breakfast room resides at the rear of the property with a range of fitted appliances and patio doors out onto the rear garden. There is also the ground floor cloakroom/W.c. Stairs lead to the first floor where there are three bedrooms and a modern fitted family bathroom. The principal bedroom is also serviced by an en-suite shower room. The west facing rear garden is marvellously landscaped with a paved patio adjoining the rear of the property providing a great space for you to enjoy the afternoon sun. A paved driveway to the front of the property provides off street parking for two cars and access to the integral garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset sink
- » Space for range cooker with extractor fan over
- » Integrated dishwasher
- » Integrated fridge freezer
- » Tiled floor

Bathroom

Family bathroom and en-suite shower room with a fully fitted white suite comprising a panelled bath, fully tiled walk in shower with glazed door, low level w.c. suites, pedestal wash hand basin and heated ladder style towel radiators.

Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Landscaped west facing rear garden
- » Integral garage

External

The property is approached over a block paved path leading to the front door flanked on one side by a block paved driveway with off street parking and access to the integral garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. A central lawn is bordered by mature trees and a selection of well stocked shrub and plant beds. There is a further area of decking to catch the sun as it changes throughout the day and external storage comes in the form of a timber garden shed.





Transport Links

Hassocks Train Station	approx. 1.9 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.

Sunleigh Court, Hurstpierpoint, BN6 9YB

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 111.3 sq m / 1198 sq ft



 = Reduced headroom below 1.5m / 5'0



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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