



6 Highfield Drive

HURSTPIERPOINT | WEST SUSSEX | BN6 9AT

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Situation

A well maintained detached house set in a popular village location, benefiting from flexible accommodation with a private east facing rear garden and 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 along a highly enviable road on the east side of the village, this well maintained property has been extended over the years and has huge scope to significantly enlarge and further improve (stnc). Two large reception rooms include a dining room and sitting room with focal fireplace and doors out leading onto the east facing garden. The kitchen is at the rear of the property and leads through to a useful utility room. There is also the benefit of a downstairs cloakroom/w.c. Three large bedrooms, all with fitted wardrobes, reside on the first floor along with a family bathroom. The property boasts gloriously landscaped gardens with the rear garden extending to the east. A central lawn bordered by well-stocked colourful plants and shrubs is observed from a paved terrace providing a great space to relax and entertain. A large timber summer house provides excellent outside storage. A paved driveway at the front of the property provides parking for a couple of cars and access to the attached garage.



Overview

Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Electric cooker
- » Integrated fridge
- » Integrated dishwasher

Bathroom

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

Specification

- » Wall mounted gas fired boiler
- » Useful utility room
- » Sizable landscaped east facing rear garden
- » Garage

External

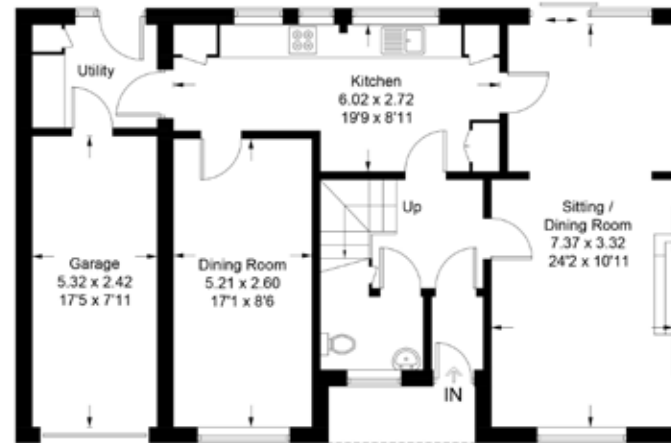
The property is approached over a block paved driveway with parking for a couple of cars and access to the attached garage. To one side is a manicured front lawn with a paved path leading to the timber gate providing access to the rear garden. A sizable paved terrace adjoins the rear of the property stepping down to a central lawn bordered on both sides by well stocked shrub and plant beds and interspersed by trees. As you continue down the garden there is a timber summer house to one side and a further area of lawn behind a mature hedgerow.



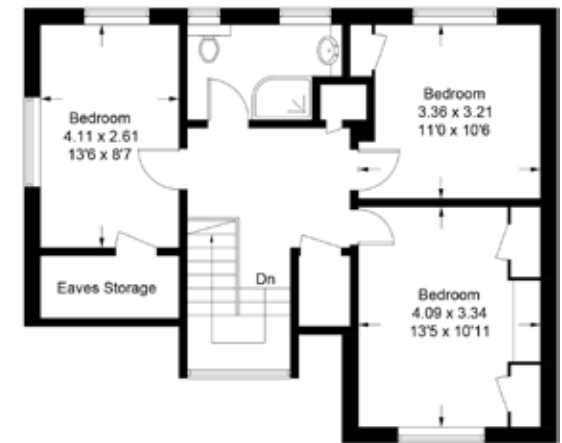


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Approximate Gross Internal Area = 128.6 sq m / 1384 sq ft
 Garage = 12.3 sq m / 132 sq ft
 Total = 140.9 sq m / 1516 sq ft



Ground Floor



First Floor

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

Transport Links

Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 8.1 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.8 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 21 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.

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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