



36 Hassocks Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9QW

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# Situation

A well-presented detached property boasting versatile accommodation, set in an enviable location just a short walk from the mainline station with southerly views over the neighbouring South Downs National Park

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.

Situated in an enviable location within the village, skirting the South Downs National Park and just a short walk from the mainline train station, this wonderful property offers flexibility with spacious accommodation arranged over two floors. Reception space is plentiful with a large kitchen/family room running front to back and streaming with light looking out of the beautifully landscaped gardens. The large kitchen is perfect for family living with granite worksurfaces and a range of fitted appliances along with the benefit of a door through to the useful utility/store where there is space and plumbing for further appliances. The large sitting room with focal fireplace and bedroom 4/study also resides at the back of the house with doors opening out onto the rear garden. Flexibility comes in the form of two ground floor double bedrooms, in its current formation, both benefiting from a selection of fitted wardrobe cupboards. These are serviced by a fully tiled bathroom with both a bath and a separate shower. Stairs lead to the first floor where the sizable principal bedroom resides. The Juliet balcony provides glorious southerly views over the garden and towards the South Downs and the bedroom is serviced by an en-suite shower room. Adjoining the 'Danny Estate', the private rear garden is a great space to entertain or relax with the decked terrace looking out towards the South Downs. Manicured lawns are bordered on either side by colourful well stocked beds leading to a coppice area flooded with wildflowers. External storage is plentiful with a range of timber sheds along with a manageable kitchen garden comprising a greenhouse and wild flower garden. The driveway at the front of the property provides off street parking for several cars and access to the useful utility/store.



# Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink
- » Space for gas range cooker
- » Modern extractor fan over
- » Integrated 'Miele' dishwasher
- » Integrated wine cooler
- » Space for fridge freezer
- » Space for fridge
- » Tiled floor





# Bathrooms

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## Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Vanity unit with two inset sinks and a selection of cupboards and drawers under



## Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Vanity unit with modern free standing wash hand basin and selection of cupboards and drawers





# Specification

- » Wall mounted 'Worcester' gas fired boiler located in the kitchen
- » Flexible accommodation over two floors
- » Further fenced coppice area
- » Wonderfully landscaped south facing rear garden
- » Southerly views toward the South Downs
- » Fitted and plumbed jacuzzi bath
- » Off street parking
- » Useful utility/store with space and plumbing for further appliances
- » E.V. charging point





# External

The property is approached over a tarmacadam driveway with parking for several cars and access to the useful utility/store. There is also the benefit of an electric vehicle charging point. Side access to the rear garden is via a timber gate where a sizable decked and paved terrace adjoins the rear of the property. The terrace houses a 'jacuzzi' to one side with a raised ornamental pond on the other. Manicured lawn extends down the garden with well stocked curved beds either side. External storage is plentiful with two timber garden sheds along with a manageable kitchen garden comprising a greenhouse and vegetable beds. A timber gate separates the garden from a further coppice area with a range of mature trees and wildflowers.





## Transport Links

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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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.

## Hassocks Road, Hurstpierpoint, BN6 9QW

Approximate Gross Internal Area = 192.3 sq m / 2070 sq ft

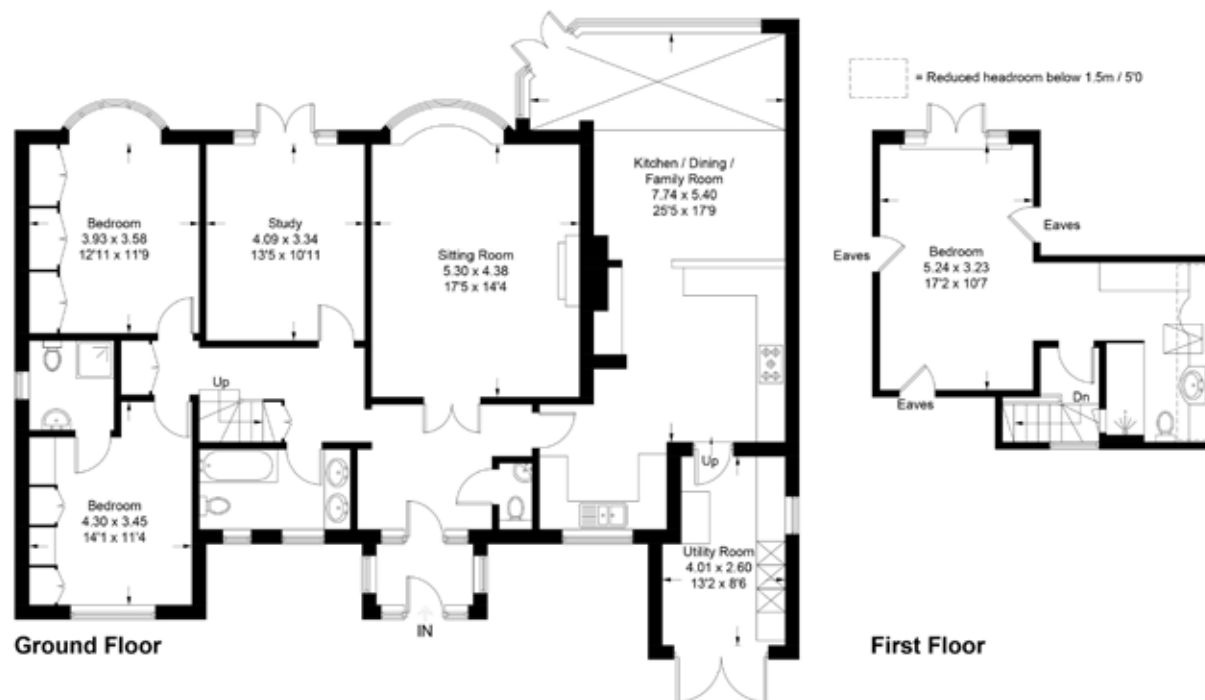


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A buyer is advised to obtain verification from the solicitor.

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