



Mossy Mile House

ALBOURNE ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9UA

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Situation

A sizable and character filled Georgian styled country house set within glorious gardens on the southerly ridge of Hurstpierpoint with stunning, panoramic rural views of the 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 is also a range of revered state and private schools locally.

Occupying a commanding yet secluded spot within the village, 'Mossy Mile House' showcases the timeless aesthetics of a Georgian house with the practicality of a modern house due to being built in the 1950's. Set in glorious, landscaped gardens of approximately half an acre with stunning panoramic views over the South Downs National Parkland. Having been extended over the years, this sizable family house boasts balanced and well proportioned accommodation over two floors. The original portion of the house has four reception rooms including a large sitting room with a focal fireplace and two sets of French doors opening out onto the south facing terrace. The kitchen/dining room has a range of fitted units and granite worksurfaces and there is the benefit of a garden room, large utility room and store. Two staircases lead to the first floor where seven bedrooms are serviced by three bathrooms. It should be noted that the south facing bedrooms all benefit from the glorious southerly views over neighbouring farmland and The South Downs National Park. The well presented gardens are complimented by the stunning backdrop with elevated views and a sizable, paved terrace adjoining the rear of the property providing a wonderful space to entertain and relax. Manicured lawns are interspersed with further patio areas, mature shrub and plant beds and specimen trees. A carriage driveway at the front of the property provides ample parking and access to the detached double garage with cloakroom/w.c.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset sink
- » Inset 4 ring 'Zanussi' hob
- » Fitted 'Siemens' combi oven
- » Space for dishwasher
- » Space for washing machine
- » Tiled floor



Bathrooms

'Jack & Jill' Family Bathroom

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



'Jack & Jill' Bathroom

- » Panelled jacuzzi bath
- » Two inset wash hand basins with drawers under
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Wall mounted urinal
- » Heated towel radiator
- » Half tiled walls
- » Tiled floor



Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled walls

Specification

- » Wall mounted 'Worcester' gas fired boiler located in the cupboard on the first floor landing
- » Detached double garage and with cloakroom/w.c.
- » South facing landscaped gardens
- » Stunning panoramic views over neighbouring farmland towards the South Downs
- » Large shingle carriage driveway



External

The property is approached over a shingle covered carriage driveway with parking for several cars and access to the detached double garage. Side access to the garden is via gates on both sides of the property. A raised paved terrace adjoins the rear of the property stepping down to an expanse of lawn. Within the lawn are a selection of mature shrub and plant beds and specimen trees. Further paved patio areas provide differing places to enjoy the panoramic views of the South Downs. An established hedgerow provides privacy on both sides. Timber garden shed.





Albourne Road, Hurstpierpoint, BN6 9UA

Approximate Gross Internal Area = 348.2 sq m / 3748 sq ft

Garage = 39.4 sq m / 424 sq ft

Total = 387.6 sq m / 4172 sq ft

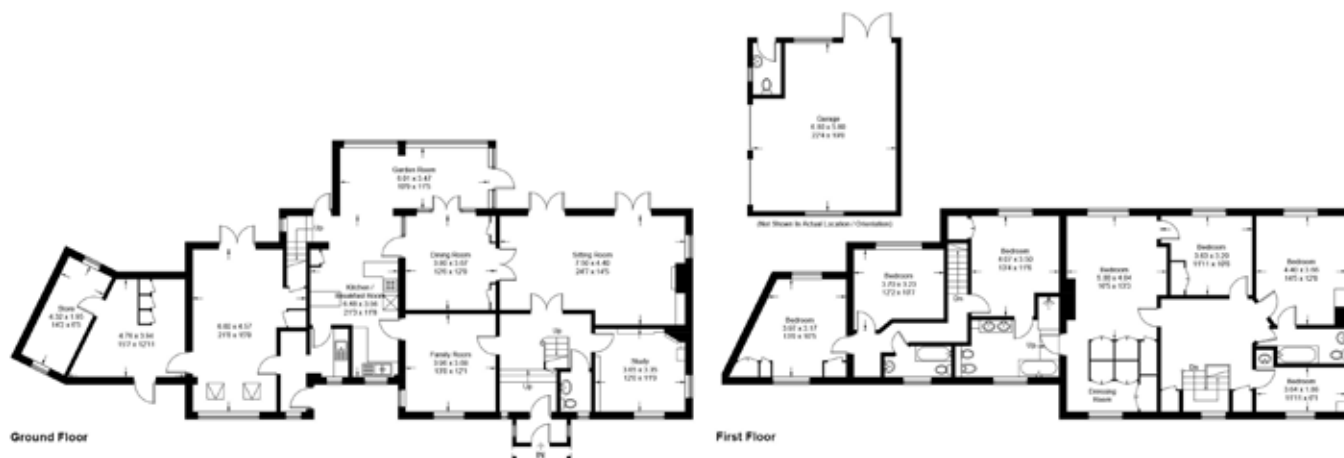


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Transport Links

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.4 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 18.8 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.

A buyer is advised to obtain verification from the solicitor.

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