



9 Wolstonbury Close
HURSTPIERPOINT | WEST SUSSEX | BN6 9AA

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Situation

An extended detached family house situated in an enviable location within easy walk of the mainline train station with off street parking and landscaped gardens

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.

This detached and well extended family house is located at the end of the popular cul-de-sac being just a short walk from the village centre and main line train station. Additions to the property over the years gives rise to a wonderfully light, sizable sitting/family room with sliding patio door leading to the rear garden. The kitchen is found to the rear of the property with modern units and a range of integrated appliances. The ground floor also benefits from a modern, fully tiled shower room. Stairs from the entrance hall lead to the first floor where four bedrooms and a family bathroom reside. The principal bedroom is of particular note with fitted wardrobe cupboards and floor to ceiling windows, creating a glorious bright space. The rear south facing garden has been landscaped to create a private space to relax or entertain. A large, paved patio adjoins the rear of the property with mature well stocked beds surrounding a central well-kept lawn. There is parking for four cars and access to the integral garage from the driveway at the front of the property, with a further private paved terrace to the side.



Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset electric 'Hot Point' hob with extractor over
- » Integrated 'Neff' eye level electric oven
- » Integrated 'Neff' fridge freezer
- » Integrated 'Beko' dishwasher



Bathrooms

Family Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Ladder style towel radiator
- » Tiled walls and floors



Ground Floor Shower Room

- » Corner shower cubicle
- » Low level w.c. suite
- » Wash hand basin with cupboard under
- » Heated ladder style towel radiator
- » Tiled floor and walls



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the garage
- » Modern fitted ground floor shower room
- » South facing rear garden
- » Driveway with off street parking for four cars
- » Integral garage



External

The property is approached over a tarmacadam driveway with parking for four cars and access to the integral garage. To one side is a raised paved terrace surrounded by mature trees and hedgerow. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property leading to lawn. Mature hedgerow, trees and well stocked shrub and plant beds border the lawn.





Transport Links

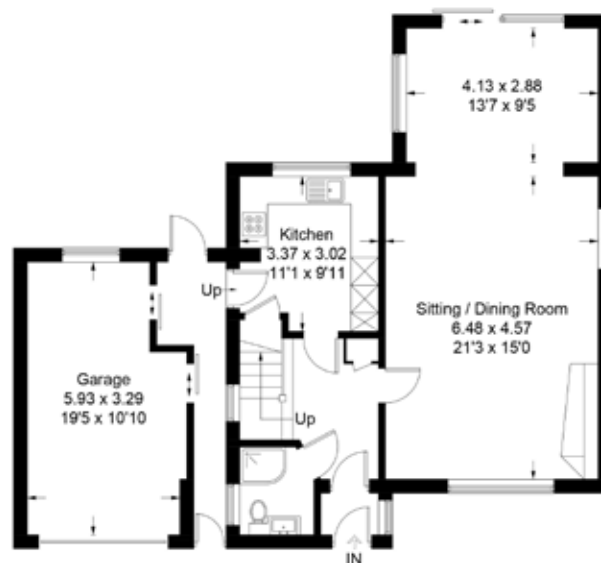
Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 20 miles

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.

Wolstonbury Close, Hurstpierpoint, BN6 9AA

Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft
(Including Garage)



Ground Floor



First Floor

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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