



1 Tott Hill

HURSTPIERPOINT | WEST SUSSEX | BN6 9QS

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Situation

An exceptionally well presented detached family house, located in an elevated and central position on the east side of the village with stunning panoramic views of the South Downs, glorious south facing gardens and being within walking distance of both the mainline station and the village

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.

Set within a select development of just four houses this impeccably presented detached house sits in an elevated position on the east side of the village commanding incredible panoramic views of the South Downs over neighbouring farmland surrounded by beautiful country walks. Reception space is plentiful with two reception rooms on the ground floor including a dining room at the front of the property and a large double aspect sitting room with focal gas coal effect fireplace. Patio doors lead out to the rear garden, framing the glorious views of the South Downs and the National Parkland. The kitchen/breakfast room with German designed units also sits at the rear of the property along with a ground floor, fully tiled shower room. Storage is plentiful with a range of cupboards throughout the property. Stairs lead to the first floor where four bedrooms all with fitted wardrobe cupboards along with family bathroom reside. It should also be noted that all the south facing bedrooms share the wonderful southerly views. There is considered scope for enlargement (stnc). With the backdrop of the South Downs the beautiful mature gardens extend to the south and west of the property with manicured lawns bordered by well stocked colourful borders. A raised terrace adjoining the rear of the property is a great position to enjoy the views along with timber summerhouse. The driveway to the front of the property provides off street parking and access to the attached garage.



Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Integrated 'Blomberg' freezer
- » Space for electric cooker
- » Extractor fan over
- » Space for dishwasher
- » Space for washing machine
- » Space for fridge
- » Under counter lighting



Bathrooms

Ground Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Fully tiled walls



First Floor Family Bathroom

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



Specification

- » Floor mounted 'Potterton' boiler located in the kitchen
- » Considered scope for enlargement (stnc)
- » Ground floor fully tiled shower room
- » A range of cupboards throughout the property with ample storage
- » South facing garden with incredible views of the South Downs
- » Timber summerhouse in the garden
- » Off street parking
- » Attached garage



External

A tarmacadam path leads to the front door with lawn and well stocked shrub and plant beds on either side. A tarmacadam driveway provides off street parking and access to the attached garage. Side access to the rear garden is via a timber gate where a tarmacadam path leads past a bin store at the side of the property to a raised paved terrace adjoining the rear of the property. The gardens are predominantly laid with manicured lawns bordered by beautiful well stocked shrub and plant beds. The gardens continue to the side of the property where there is a timber summerhouse providing another spot to enjoy the wonderful vista.





Transport Links

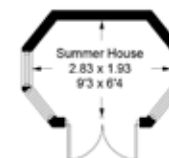
Hassocks Train Station	approx. 1.1 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 19 miles

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.

Tott Hill, Hurstpierpoint BN6 9QS

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Summer House = 4.9 sq m / 53 sq ft
 Total = 147.0 sq m / 1583 sq ft



(Not Shown In Actual Location / Orientation)



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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