67 Hassocks Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9QL

Chatt estates

Situation

A delightful semi-detached Georgian cottage located on the eastern side of the village with well appointed and extended accommodation along with a private rear garden

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.

Having been extended, remodelled and significantly updated, this beautiful Georgian cottage is just a short walk from both the centre of the village and mainline train station at Hassocks. Emphasizing the original period features of the property there is a large sitting room at the front of the property with a sizable bay window and focal open cast iron fireplace. Accessed via the wonderfully light hallway with black and white Victorian styled tiling, the kitchen/dining room extends the full width of the back of the house with handmade french doors opening out onto the rear garden. The vaulted ceiling and abundance of windows have created a light space perfect to relax or entertain with a range of integrated appliances including an electric aga and oak block worksurfaces completing the kitchen. The ground floor bathroom is as stylish as the rest of the property and boasts both a free-standing roll top slipper bath and separate shower. Stairs rise to the first floor where two bedrooms reside. The rear garden is wonderfully private with a central lawn surrounded by well stocked shrub and plant beds. A reclaimed block paved patio adjoins the rear of the property, and a timber garden shed provides external storage.

Overview

Kitchen

» Shaker style wall and base units

» Oak block work surfaces

» Electric aga

» Integrated 'Zanussi' electric oven

» Space for fridge freezer

» Integrated slimline dishwasher

» Space for washing machine

» Herringbone oak flooring

Bathroom

» Free standing roll top bath

» Fully tiled shower cubicle with wall mounted shower and glazed door

» Low level w.c. suite

» Pedestal wash hand basin

» Heated towel radiator

Specification

» Wall mounted 'Vaillant' gas fired boiler

» Herringbone oak flooring to the kitchen/dining room

» Private rear garden

External

The property is approached via a wrought iron gate and over a brick paved path to the front door. Side access to the rear garden is via a timber gate where a brick paved patio adjoins the rear of the property. A central lawn is bordered by well stocked shrub and plant beds. External storage comes in the form of a timber garden shed and there is further rear access via a timber gate.
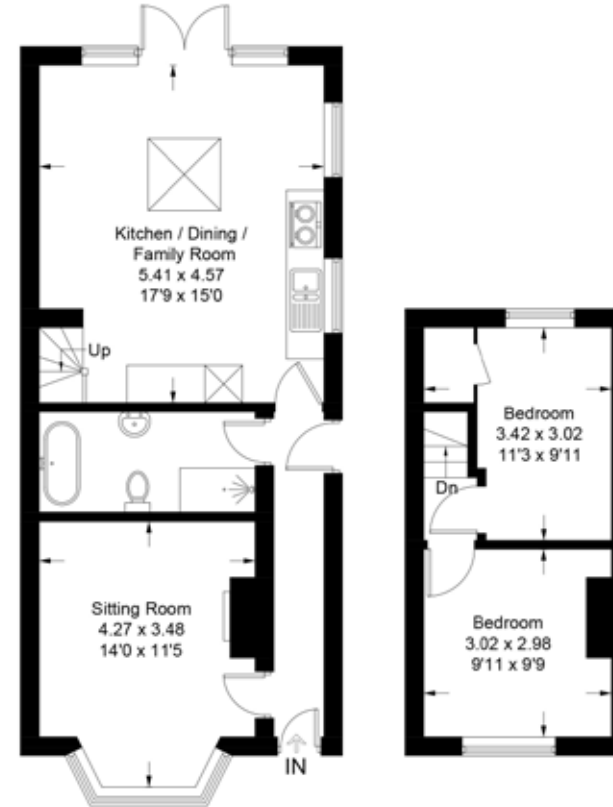
Transport Links

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

Hassocks Road, Hurstpierpoint, BN6 9QL

Approximate Gross Internal Area = 64.0 sq m / 689 sq ft

Kitchen / Dining / Family Room
5.41 x 4.57
17'9 x 15'0

Up

Sitting Room
4.27 x 3.48
14'0 x 11'5

IN

Ground Floor

Bedroom
3.42 x 3.02
11'3 x 9'11

Dn

Bedroom
3.02 x 2.98
9'11 x 9'9

First Floor

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