



49 Hassocks Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9QL

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# Situation

A well extended, remodelled and sympathetically updated detached period house within easy walk of the mainline train station benefiting from a landscaped rear garden and studio

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.

Restored to its former glory, this charming, detached period home has been thoughtfully renovated and extended to create a substantial family residence that blends character with modern comfort. Carefully preserving its original features, the home now offers a practical and contemporary layout ideally suited to today's lifestyle. At the heart of the home is a stunning open plan kitchen and family room which flows seamlessly into the dining area. The modern kitchen boasts sleek quartz worktops, a central island and patio doors that open directly out onto the landscaped rear garden. A versatile ground floor bedroom/reception room is complemented by a stylish modern shower room ideal for guests or multigenerational living. The entire ground floor benefits from underfloor heating, serviced by a recently-installed air source heat pump, adding to the comfort and energy efficiency of the home. Upstairs there are four well-proportioned, double bedrooms and a family shower room. The principal bedroom features a private en-suite bathroom with a Japanese dipping bath, while the two south facing bedrooms enjoy beautiful views over the South Downs. The rear garden has been beautifully landscaped with a raised shingle terrace directly behind the house offering an ideal space for outdoor dining and relaxation. Beyond the terrace, you'll find a mix of lawn, wild grasses and wildflower beds that emphasise the natural setting. Raised vegetable beds and a dedicated hardstanding area perfect for a wood fired hot tub add further appeal. A detached studio complete with power, lighting and electric heating provides an ideal space for a home office, gym or creative studio. An adjoining workshop/store offers additional flexibility and storage. To the front, a shingle driveway offers off-street parking for up to four vehicles.



# Kitchen

- » Shaker style base units
- » Quartz work surfaces
- » Inset 'butler style' sink
- » Inset 'Neff' four ring induction hob with extractor fan over
- » 2 Integrated 'Neff' electric ovens
- » Integrated 'Bosch' dishwasher
- » Island unit with Quartz worksurfaces and a range of cupboards under





# Bathrooms

## Ground Floor Shower Room

- » Fully tiled walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Bidet
- » Wash hand basin with cupboards under
- » Porcelain tiled walls and floor
- » Heated style towel radiator



## First Floor Shower Room

- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Tiled floor with electric underfloor heating

## Principal Bedroom En-Suite Bathroom

- » Japanese dipping bath with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin
- » Tiled floor and walls



# Specification

- » Air Source heat pump with 'Ecodan' boiler
- » Underfloor heating to the whole of the ground floor
- » Versatile bedroom/reception room on the ground floor
- » Mixture of oak herringbone and porcelain tiles to the ground floor
- » Ground floor shower room with access from the rear garden
- » Studio with light and power with attached store located in the rear garden
- » Large shingle driveway with parking for several cars





# External

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The property is approached over a shingle driveway with parking for four cars. Side access to the rear garden is via a timber gate where a large shingle terrace bordered by plant beds looks over the central lawn and raised vegetable beds. To one side there is an area of hard standing providing space for a wood fired 'hot tub'. A studio benefiting from light and power and an attached workshop continues down the garden leading into an area of wild grass and flowers. At the end of the garden is there is a greenhouse and further vegetable beds. The garden is bordered by mature hedgerow and established trees.







## 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 9QL

Approximate Gross Internal Area = 188.3 sq m / 2027 sq ft

Cellar = 14.9 sq m / 160 sq ft

Studio / Store = 17.8 sq m / 191 sq ft

Total = 221.0 sq m / 2378 sq ft

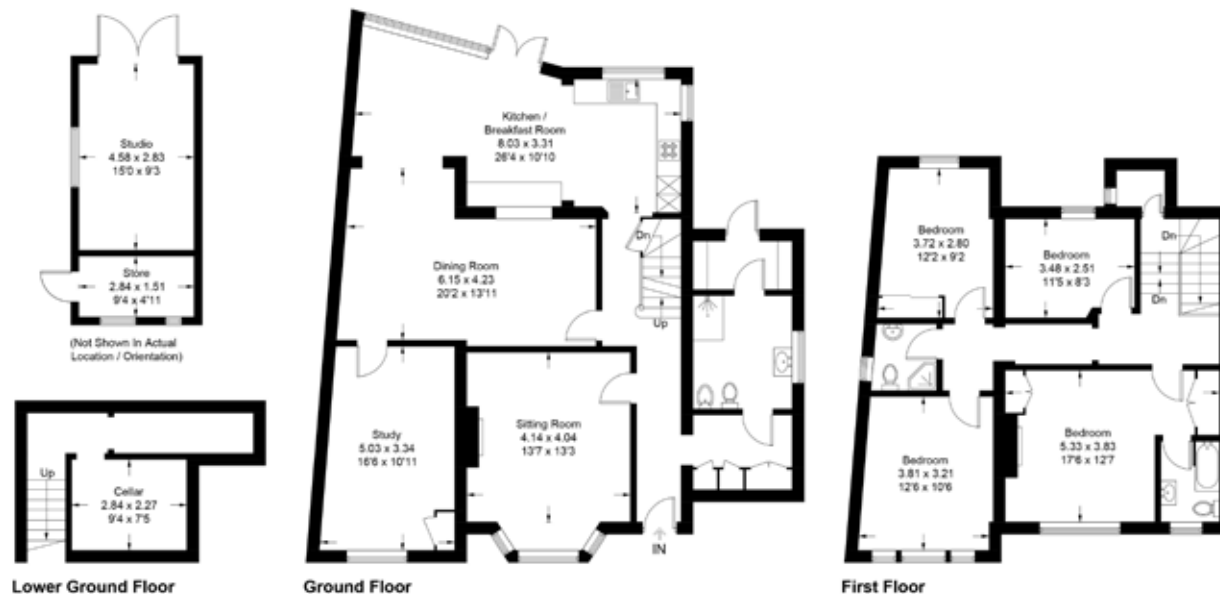


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A buyer is advised to obtain verification from the solicitor.

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