



10 St. Christophers Road
HURSTPIERPOINT | WEST SUSSEX | BN6 9UX

Chatt
estates

Situation

A beautifully presented and substantially extended family house arranged over three floors with west facing rear garden and garage

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.

Located in a convenient position within the village, just a short walk from the primary school, this superbly presented and significantly extended family home offers spacious and flexible accommodation across three floors. The property has been thoughtfully enlarged over the years and now provides generous reception areas, including a large and light sitting room, a formal dining room and a conservatory. The spacious kitchen/breakfast room is well-appointed with a range of integrated appliances making it ideal for both everyday living and entertaining. A ground floor shower room adds further convenience. Five double bedrooms are arranged over the first and second floors, serviced by a family bathroom, a large en-suite to the principal bedroom and an additional w.c. The west-facing rear garden strikes the perfect balance between low maintenance design and luxurious outdoor living, making it an idyllic extension of the home. Featuring a sizable raised terrace perfect for enjoying the afternoon sun, the garden is mainly laid to lawn and complemented by a range of mature shrubs and planting. A driveway at the rear provides off street parking and access to the garage with benefit of electricity.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Inset five ring gas hob with extractor fan over
- » Integrated electric double oven
- » Space for 'American style' fridge freezer
- » Space for dishwasher
- » Tiled Floor



Bathrooms

There is a shower room on the ground floor, a family bathroom and a large en-suite bathroom servicing the principal bedroom on the first floor and a w.c. on the second floor, all benefiting from fully fitted white suites.

Specification

- » West facing landscaped garden
- » Detached garage and drive with off street parking
- » 'Amtico' flooring on ground floor, stairs & landing
- » Multi flame LED Fire in the sitting room



External

The west facing garden is beautifully landscaped with a spacious raised terrace adjoining the rear of the property providing an ideal setting for entertaining or enjoying the evening sun. At the heart of the garden lies a central lawn edged with well stocked beds featuring a variety of mature shrubs and seasonal planting delivering colour throughout the year. A gated driveway offers off street parking and access to a detached garage benefiting from electricity.



