



14 High Street

HURSTPIERPOINT | WEST SUSSEX | BN6 9TY

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Situation

A charming two bedroom cottage centrally located within the village with a quaint courtyard garden and off street parking

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.

Centrally located with all the village amenities on its doorstep, this updated period cottage is very well presented and arranged over four floors. The ground floor has an open plan feel with a central staircase dividing the sitting room from the kitchen. A trap door opens from the sitting room with steps leading down to the useful cellar. The first floor provides a double bedroom and bathroom with views towards the South Downs. The staircase continues to the second floor where a further double bedroom resides also benefiting from rooftop views. A large eaves space provides ample storage and houses the recently fitted 'Vaillant' boiler. Outside, a private, fully walled courtyard provides a low-maintenance retreat, paved in brick and featuring a brick-built utility/store equipped with lighting, power, and space for additional appliances. To the front of the property, a block-paved driveway offers convenient off-street parking.



Overview

Kitchen

- » High gloss wall and base units
- » Inset 4 ring electric hob
- » Integrated 'Lamona' electric oven
- » Extractor fan over
- » Space for fridge

Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin

Specification

- » Wall mounted 'Vaillant' boiler located in the loft space
- » Brick built utility/store with light, power and space for further appliances
- » Cellar

External

The property is approached over a paved driveway with parking for a car. The rear fully brick paved and walled courtyard garden is wonderfully private and houses a brick built utility/store with light, power and space for further appliances.





Transport Links

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 8.8 miles
Gatwick Airport	approx. 19.5 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.

High Street, Hurstpierpoint, BN6 9TY

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft

Utility Room = 3.3 sq m / 35 sq ft

Total = 81.9 sq m / 881 sq ft



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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