



58 Iden Hurst

HURSTPIERPOINT | WEST SUSSEX | BN6 9YJ

Chatt
estates

Situation

A well presented 4 bedroom semi detached house set in a popular development within Hurstpierpoint benefiting from a west facing rear garden, garage and off street parking

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.

This well presented family home sits within the southern 'flagship' development of Bramble Park and is within easy walk of the High Street and local primary school. Completed in 2018 the property has approximately 3 years remaining of the NHBC guarantee. Arranged in an open plan fashion, the ground floor has a large sitting/dining room with patio doors leading out onto the rear garden. The modern kitchen with hi-gloss wall and base units has a range of integrated appliances and there is the benefit of 'Amtico' flooring to the majority of the ground floor. Stairs lead to the first floor where four bedrooms reside along with a family bathroom. The principal bedroom also benefits from a fully fitted en-suite shower room. The west facing garden is predominately laid to lawn with a patio adjoining the rear of the property. The paved driveway at the side of the property provides off street parking for two cars and access to the garage.



Overview

Kitchen

- » Modern wall and base units
- » Inset sink and drainer
- » Inset 4 ring 'Hotpoint' gas hob with extractor fan over
- » Inset 'Hotpoint' electric oven
- » Integrated fridge freezer
- » Integrated dishwasher



Bathrooms

A family bathroom and en-suite shower room benefiting from fully fitted suites comprising a panelled bath with wall mounted shower, fully tiled shower with glazed doors, low level w.c. suites with concealed cisterns, wash hand basins and heated ladder style towel radiators.



Specification

- » Wall mounted 'Worcester' gas fired boiler
- » West facing rear garden
- » Garage

External

The property is approached over a paved pathway leading to the front door with hedgerow either side. A paved driveway is situated at the side of the property providing off street parking for two cars and access to the garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. The garden is predominantly laid to lawn





Transport Links

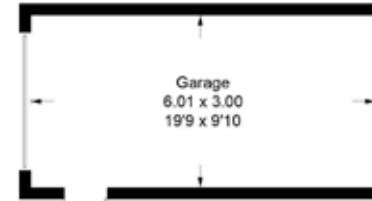
Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 20 miles

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.

Iden Hurst, Hurstpierpoint, BN6 9YJ

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
Garage = 18.0 sq m / 194 sq ft
Total = 111.2 sq m / 1197 sq ft



(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.