



76 Nursery Close  
HURSTPIERPOINT | WEST SUSSEX | BN6 9WA

Chatt  
estates



# Situation

**A well presented detached family house set in a popular residential area with landscaped rear garden, off street parking and integral double garage**

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.

Tucked away in a sought after residential road favoured by families, this spacious detached home offers a perfect balance of comfort and practicality. The sitting room is generously proportioned and is centred around a charming wood burning stove, flowing seamlessly into the kitchen/ dining room spanning the full width of the house and offering ample space for entertaining, complete with a breakfast bar and a comprehensive range of integrated appliances. A useful utility room and a light filled conservatory further enhance the ground floor accommodation. Upstairs, the property provides four well proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from its own en suite shower room. The rear garden is thoughtfully landscaped with a central lawn bordered by well stocked shrub and plant beds along with paved patio and raised decked area to enjoy the sun throughout the day. A generous driveway to the front of the property offers off street parking for up to three cars and access to the integral double garage.



# Overview

## Kitchen

- » High gloss wall and base units
- » Oak block worksurfaces with breakfast bar
- » Inset sink
- » Space for range gas cooker
- » Extractor fan over
- » Integrated 'AEG' dishwasher
- » Integrated 'Bosch' fridge freezer



## Bathrooms

A family bathroom and en suite shower room benefitting from fully fitted white suites comprising a panelled bath with wall mounted shower and hand shower attachment, fully tiled shower cubicle with wall mounted shower and glazed doors, low level w.c. suites and wash hand basins.

## Specification

- » Wall mounted 'Worcester' boiler located in the garage
- » Useful utility room
- » Integral double garage



## External

The property is approached over a block paved driveway with parking for three cars and access to the integral double garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear garden. A central lawn is bordered by well stocked shrub and plant beds and there is the benefit of a raised decked area in one corner.







## Transport Links from 76 Nursery Close

Hassocks Train Station	approx. 2.3 miles
Haywards Heath Train Station	approx. 7.1 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.8 miles
Brighton	approx. 9.5 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.

## Nursery Close, Hurstpierpoint BN6 9WA

Approximate Gross Internal Area = 135.7 sq m / 1461 sq ft  
Garages = 27.2 sq m / 293 sq ft  
Total = 162.9 sq m / 1754 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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