



3 Church Green

HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9TS

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Situation

A glorious period cottage in need of updating set in the heart of the village benefiting from a glorious south facing rear 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.

This rare and exciting opportunity offers the chance to restore and personalise a generously proportioned period home nestled in the conservation area in a central village setting. The ground floor benefits from a substantial sitting room and a separate kitchen along with a cloakroom/w.c. A notable feature is the later addition of a charming south facing reception room flooded with natural light and opening directly onto the rear garden. Upstairs, the first floor offers three bedrooms, all filled with potential along with a family bathroom. While the property would benefit from sympathetic updating, its scale, character and layout provide an exceptional canvas for transformation. To the rear, the private south facing garden offers a tranquil retreat with a selection of paved patio areas perfectly positioned to capture the sun throughout the day. A gravel driveway to the front provides off street parking.



Overview

Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Tiled splash back

Bathroom

- » Panelled bath
- » Low level w.c.
- » Pedestal wash hand basin

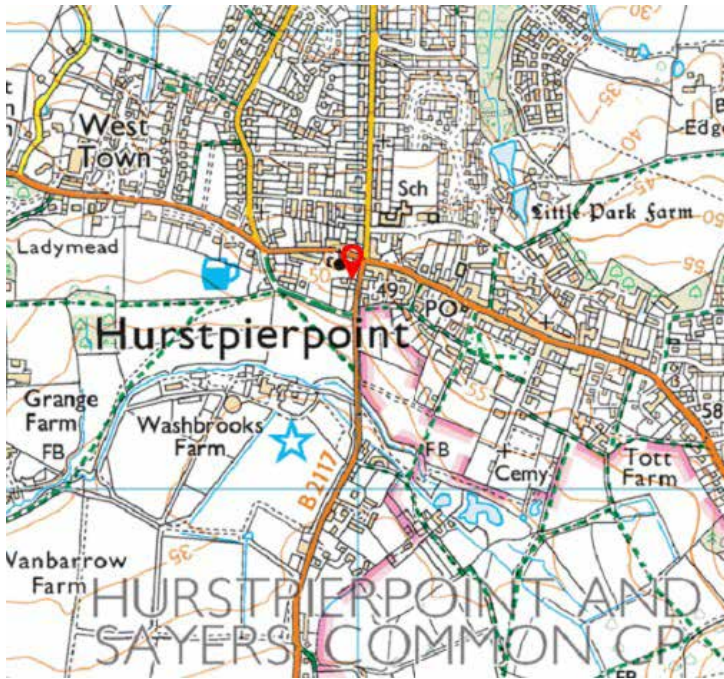
Specification

- » Wall mounted gas fired boiler
- » South facing rear garden
- » Private off street parking

External

The property is approached over a shingle driveway with private parking for a couple of cars. The front garden is mainly laid to lawn and wraps around a neighbouring garage. A pathway leads to a timber gate where a paved patio adjoins the rear of the property leading to lawn. There is a further paved area.





Transport Links

Hassocks Train Station	approx. 1.9miles
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.

Church Green, High Street, Hurstpierpoint BN6 9TS

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft

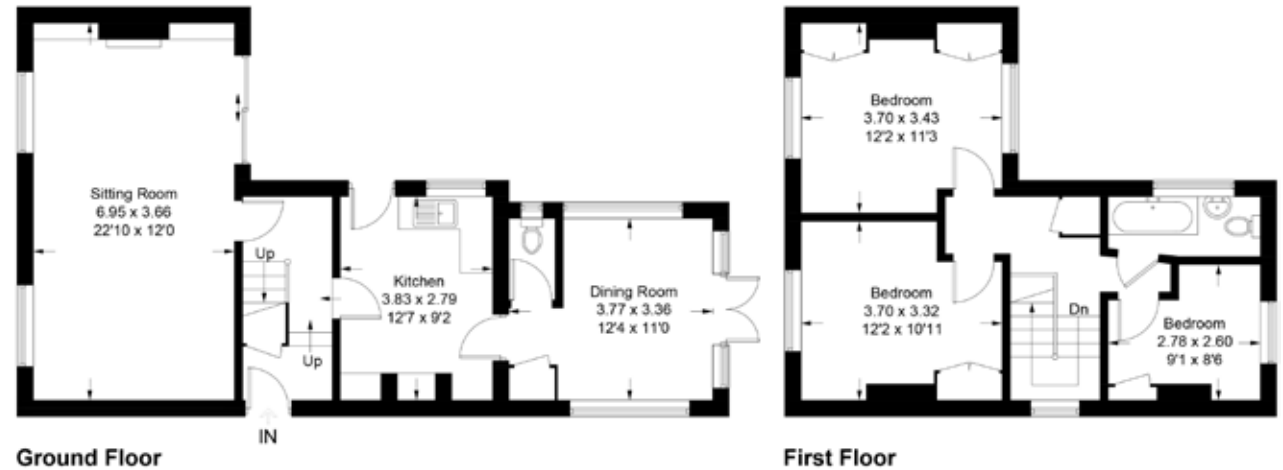


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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