



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

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Situation

A semi-detached 'Neo-Georgian' styled house situated with a popular close with west facing 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.

Situated within a desirable and well established close, this elegant semi-detached, 'Neo-Georgian' style home offers balanced accommodation with a bright atmosphere throughout. The ground floor is centred around an open plan, double aspect sitting room, flooded with natural light via a large bay window to the front and patio doors that open directly onto the rear garden. The kitchen is well appointed and thoughtfully arranged with a useful adjoining utility area providing additional space for appliances. A ground floor cloakroom/W.C. completes the layout. Upstairs, the first floor offers three bedrooms, all with pleasant outlooks and a modern family shower room. The rear garden enjoys a private west facing aspect, designed for both relaxation and entertaining, with a generous paved terrace leading to lawn bordered by mature planting. To the side of the house, a private driveway offers off street parking for two vehicles and access to the garage.



Overview

Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset 4 ring gas hob
- » Fitted 'Stoves' electric oven under
- » Space for slimline dishwasher utility area with space for further appliances



Shower Room

- » Corner shower cubical with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin
- » Tiled walls



Specification

- » Wall mounted 'Vissman Boiler' located in the kitchen
- » West facing rear garden
- » Garage

External

The property is approached over a tarmac driveway with parking for two cars and access to the detached garage. The front lawn is approximately laid to lawn bordered by a selection of plants. Side access to the rear garden is via a timber garden gate where a large, paved terrace adjoins the rear of the property leading to the lawn. Bordering the garden is an evergreen hedge row and a central specimen tree provides a focal point. There is the benefit of a timber garden shed situated behind the garage.





St Christophers Road, Hurstpierpoint, BN6 9UX

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 97.8 sq m / 1052 sq ft

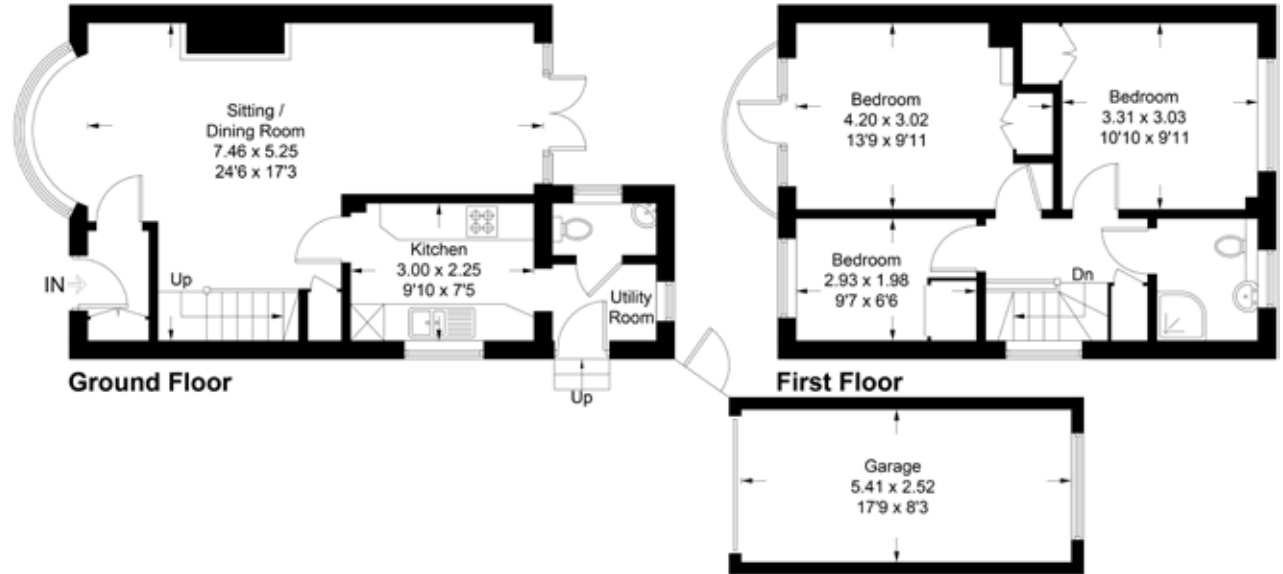


Illustration for identification purposes only, measurements are approximate, not to scale.
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Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 6.1 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.

A buyer is advised to obtain verification from the solicitor.

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