



Flat 1, 3 Wellesley House

MANOR ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9UH

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Situation

A light and contemporary open plan style, ground floor apartment benefitting from modern touches within an easy walk of the High Street

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.

Formerly a 19th Century meeting house, Wellesley House was expertly converted in 2016 into three luxury apartments over two floors. Being conveniently located within an easy walk of the High Street and a short drive to Hassocks mainline station, the apartment would make the ideal investment, first time buy or downsize. The apartment has a sizable kitchen/dining/sitting room with high ceilings creating a modern and stylish reception space with an open plan feel. The kitchen area has a range of integrated appliances and modern worksurfaces. There are three bedrooms with two of the bedrooms arranged at the rear of the apartment serviced by the main bathroom benefitting from both a bath and a separate shower. The third bedroom is at the front of the property next to a shower room.



Overview

Kitchen

- » Modern wall and base units
- » Inset sink and drainer
- » Inset 4 ring gas hob
- » Integrated electric oven
- » Integrated fridge freezer
- » Integrated dishwasher



Bathrooms

Family bathroom and en-suite shower room benefitting from fully fitted white suits comprising a panelled bath with hand shower attachment, fully tiled shower cubicles with wall mounted showers and hand shower attachments, low level w.c. suites, modern wash hand basins with drawers under and heated ladder style towel radiators.



Specification

- » Wall mounted gas fired boiler
- » Open plan living accommodation

Agents Notes

- » 125 year lease from 2016, with share of the freehold
- » Maintenance fee: Approx. £50pcm
- » Building Insurance: Approx. £450 annually





Transport Links from Wellesley House

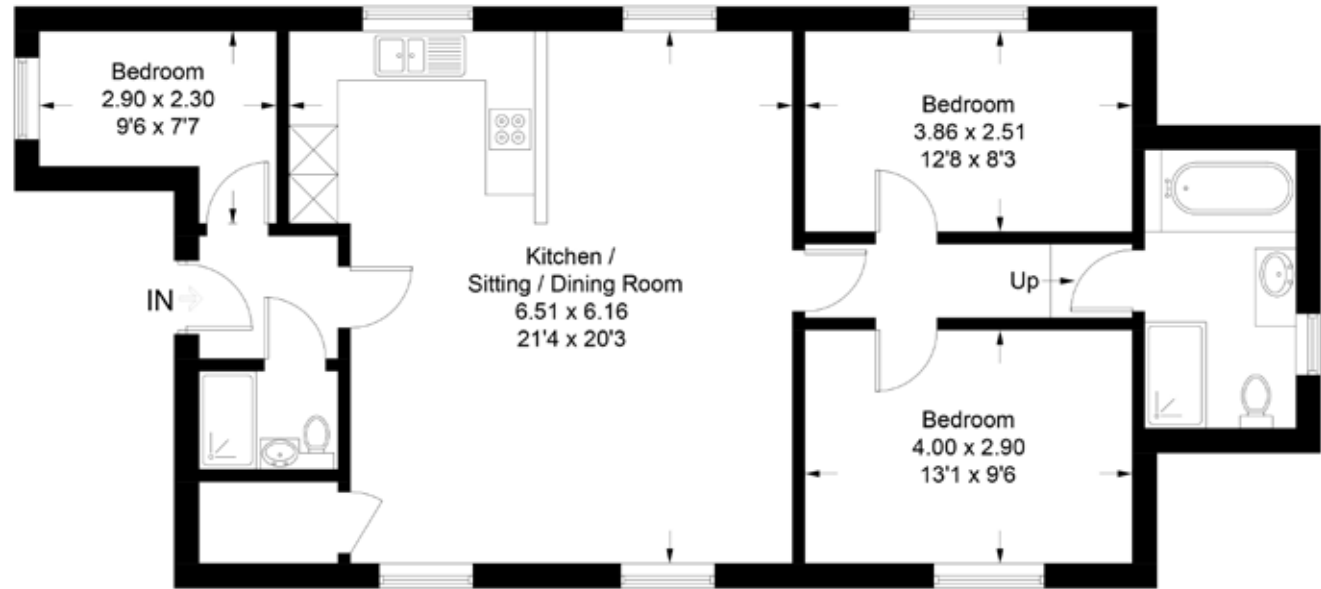
Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 24 miles

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.

Wellesley House, Manor Road, Hassocks, BN6 9UH

Approximate Gross Internal Area = 84.2 sq m / 906 sq ft



Ground Floor

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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