

6 College Lane
HURSTPIERPOINT | WEST SUSSEX | BN6 9AG



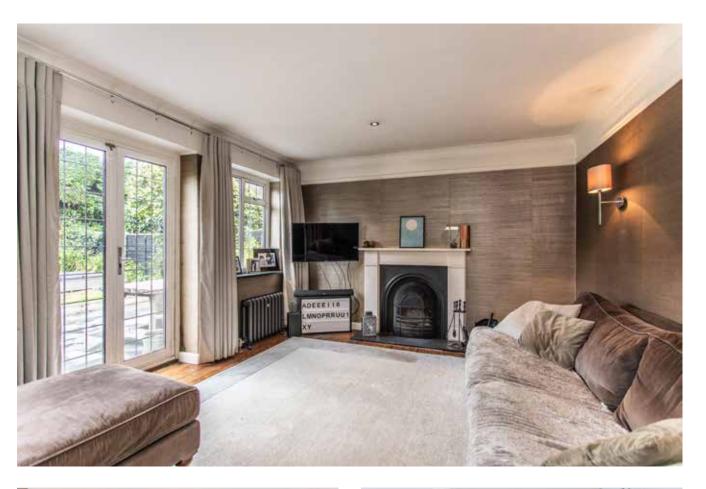


## Situation

A contemporary styled and well extended chalet bungalow with spacious and versatile accommodation set in an enviable position within walking distance of the mainline train station

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.

Rarely available and enviably positioned on the east side of the village, this charming chalet style bungalow enjoys a convenient setting close to the High Street and within easy walking distance of Hassocks mainline station. The property has evolved over time, most notably with the addition of a striking rear extension that now forms the heart of the home, a spacious and contemporary kitchen/dining room with bi-fold doors opening seamlessly onto the west facing garden. The ground floor also offers two further reception rooms, a family bathroom and the versatility of a double bedroom, ideal for guests or 'single level' living. Stairs rise to the first floor where three well proportioned bedrooms and a shower room complete the accommodation. The beautifully landscaped rear garden enjoys a high degree of privacy featuring a generous patio perfect for entertaining, a central lawn and mature planting that provides year round colour and seclusion. To the front, a private driveway offers valuable off street parking and access to the integral garage.







## Kitchen

- » Modern wall and base units
- » Composite worksurfaces
- » Inset sink
- » Fitted 'Neff' oven
- » Fitted 'Neff' microwave
- » Fitted 'Neff' warming drawer
- » Fitted fridge freezer
- » Fitted wine fridge
- Centre island unit with composite worksurfaces and breakfast bar
- » Inset 'Neff' induction hob with downdraft extractor fan







# Bathrooms

#### Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tiled walls

#### Shower Room

- » Fully tiled shower cubicle with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin







# Specification

- » Wall mounted 'Valliant' gas fired boiler
- » Flexible accommodation with bedrooms on both floors
- » Landscaped west facing rear garden
- » Integral garage







## External

The property is approached over a driveway with parking for a couple of vehicles. To one side is an area of lawn with a mature hedge boundary. Side access to the rear garden is via timber gates on with side of the property. A paved patio adjoins the rear of the property with a step up to an expanse of lawn with an established hedgerow border.









### Transport Links from 6 College Lane

Hassocks Train Station approx. 0.9 miles
Haywards Heath Train Station approx. 8 miles
London Victoria By Train approx. 45 mins
A23 Slip Road approx. 2 miles
Brighton approx. 8 miles
Gatwick Airport approx. 20 miles

#### College Lane, Hassocks, BN6 9AG

Approximate Gross Internal Area = 193.4 sq m / 2082 sq ft (Including Garage)





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

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A buyer is advised to obtain verification from the solicitor.

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