



6 College Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9AG

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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

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.

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

A buyer is advised to obtain verification from the solicitor.

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