



65 The Grange

HURSTPIERPOINT | WEST SUSSEX | BN6 9FD

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Situation

A well extended and versatile semi-detached house set within a popular residential location benefitting from a fully walled rear garden and ample parking

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 are also a range of revered state and private schools locally.

A short walk from the High Street, this well-presented semi-detached home has been thoughtfully extended to create exceptionally versatile living space arranged over two floors. The heart of the home is the open-plan kitchen and sitting area, seamlessly connecting to the more recent addition of the light and spacious dining room, where glazed doors open directly onto the rear garden. A separate family room, accessed from the sitting area, provides adaptable accommodation, ideal as a playroom or additional bedroom if required. A well-equipped utility room offers further practicality with ample space and plumbing for a range of appliances. Sair lead to the first floor where three bedrooms are served by a family bathroom. The principal bedroom features a en-suite shower room and a generous walk-in dressing area/home office. Outside, the fully walled rear garden combines a paved terrace with a lawn creating a private and easily maintained setting for outdoor dining or children's play. The property benefits from two allocated parking spaces.



Overview

Kitchen

- » Wall and base units
- » Inset sink
- » Inset four ring gas hob with extractor fan over
- » Fitted oven below
- » Space for fridge freezer



Bathrooms

A family bathroom and en-suite shower room benefitting from fully fitted white suites comprising a panelled bath with hand shower attachment, fully tiled shower cubicle with wall mounted shower, low level w.c. suites, wash hand basins and heated ladder style towel radiators



Specification

- » 'Worcester' gas fired boiler located in the loft
- » Versatile accommodation
- » Two allocated parking spaces

External

The property is approached via a block paved path that leads through the front garden bordered by a lawn and a mature wooded area. To the left of the lawn there are two allocated parking spaces. Two paved patios adjoin the rear of the property with a central lawn along with a well-stocked shrub and plant bed. A garden shed provides outdoor storage.





Transport Links from 65 The Grange

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 9.4 miles
Gatwick Airport	approx. 19 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.

The Grange, Hurstpierpoint, BN6 9FD

Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft

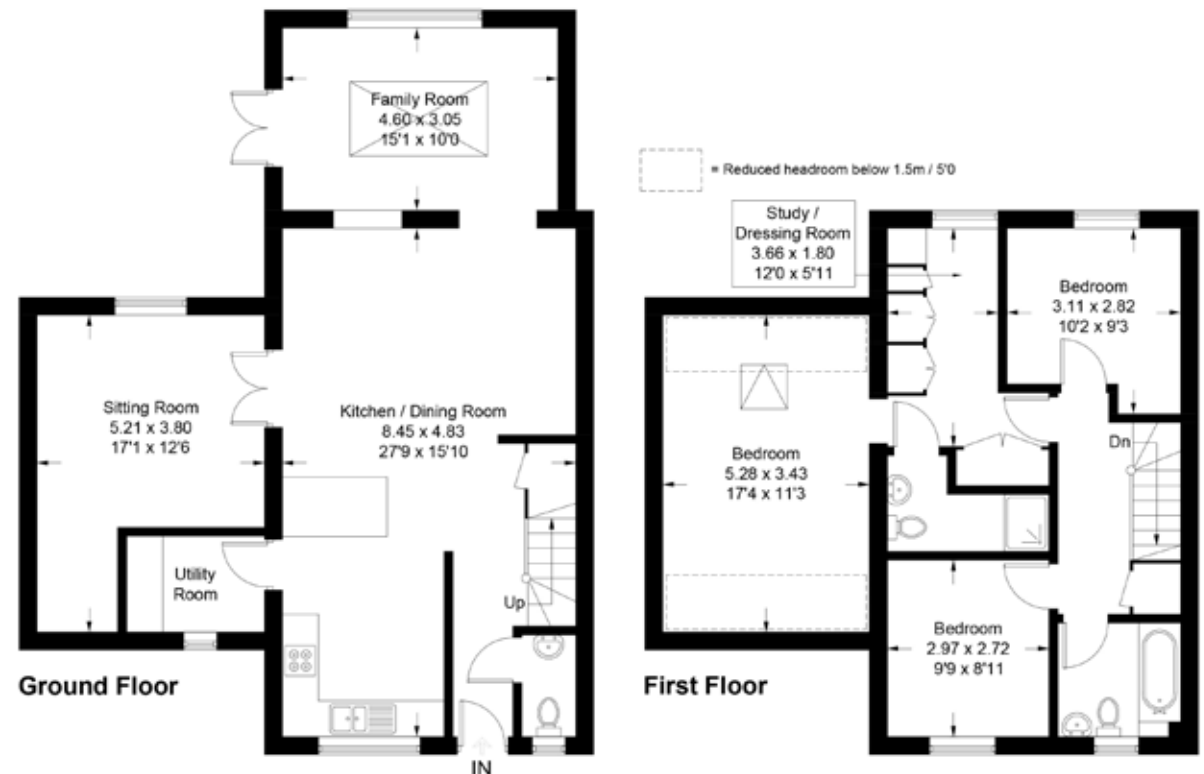


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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