



9 Cherrington Close
HURSTPIERPOINT | WEST SUSSEX | BN6 9AY

Chatt
estates

Situation

A generously proportioned detached home set within a convenient location with a private rear garden and a detached garage with off street 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.

Set within a popular cul-de-sac on the east side of the village this detached property offers generous accommodation and superb scope for further enhancement. A spacious, light filled sitting room with a feature fireplace enjoys a pleasant outlook to the front, while french doors open through to the dining room, offering flexibility for either open-plan living or a more traditional layout. The kitchen, with space for a range of appliances, is positioned at the rear of the property and enjoys views over the garden. Stairs rise to the first floor, where there are three well-proportioned bedrooms, two of which benefit from fitted wardrobe cupboards. A family shower room with a walk-in shower completes the accommodation. The rear garden extends to the east and enjoys excellent privacy, framed by mature hedgerow and established planting. A paved terrace adjoins the house, providing an ideal space for outdoor dining and relaxation. To the front a wide lawn is complemented by a driveway providing off-street parking and access to the garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Space for range cooker
- » Space for fridge freezer



Bathroom

- » Fully tiled walk-in shower with wall mounted hand shower attachment
- » Low level w.c. suite
- » Inset wash hand basin with storage cupboards below



Specification

- » Floor mounted 'Worcester' gas fired boiler
- » Private rear garden
- » Detached garage
- » Off street parking space

External

The property is approached over a pathway with lawn either side. To the side, a driveway provides parking and access to the detached garage. A covered side passage offers additional storage and access to the rear garden. Where a paved patio adjoining the rear of the property to lawn. Mature hedgerow and established shrubs offer privacy.





Cherrington Close, Hurstpierpoint BN6 9AY

Approximate Gross Internal Area = 108.0 sq m / 1162 sq ft
 Garage = 16.0 sq m / 172 sq ft
 Total = 124.0 sq m / 1334 sq ft

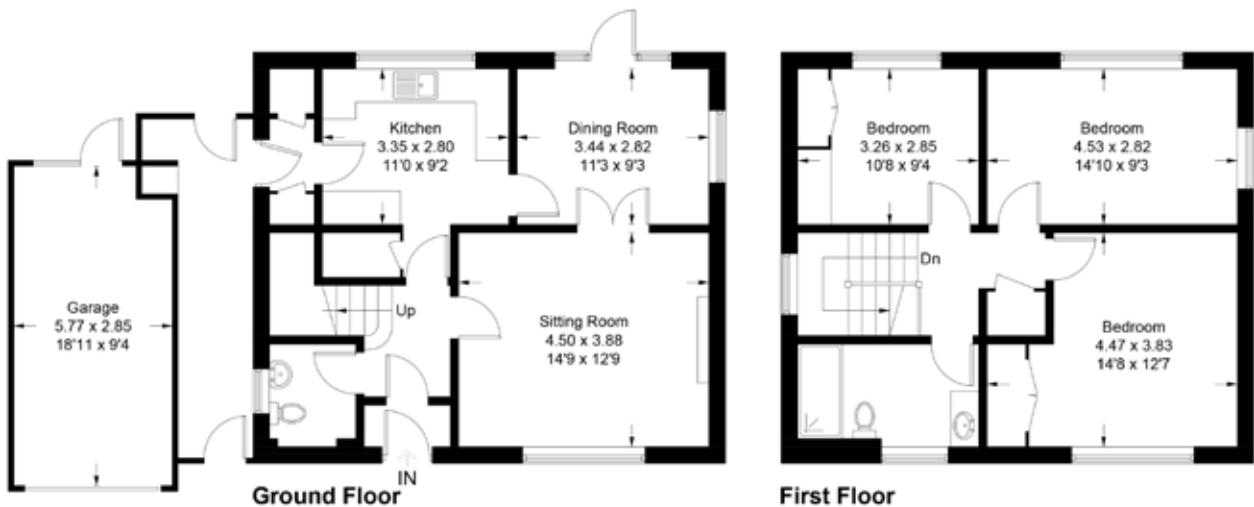


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025

Transport Links

Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 8.1 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.8 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 21 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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