



Eastlands Farm House

MALTHOUSE LANE | HURSTPIERPOINT | WEST SUSSEX | BN6 9LA

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Situation

An attractive older style detached house with scope for improvement and repair set in large gardens in a very desirable semi-rural location

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.

'Eastlands Farmhouse' sits prominently within its plot amassing to approximately ½ an acre. The plot extends to the east and is predominantly laid to lawn bordered by mature hedgerow scattered with mature trees. The property is believed to date back to the early 1930's and comprises 5 bedrooms, 2 bathrooms, 4 reception rooms and a kitchen/breakfast room arranged over 2 floors. There is also the benefit of an integral double garage and store. There is deemed considerable scope to extend and greatly improve the property or to regenerate the beautiful plot with a sizable family house subject to gaining any necessary consents. The property is accessed via Malthouse Lane benefitting from a shingle driveway with parking for several cars.



Overview

Kitchen

- » Wall and base units with breakfast bar
- » Space for electric cooker with extractor fan over
- » Stainless steel sink
- » Tiled splash backs
- » Space for dishwasher
- » Ceramic tiled floor



Bathrooms

Family bathroom and en-suite shower room with free standing roll top bath, fully tiled shower cubicles with wall mounted showers, low level w.c. suite and wash hand basins.

Specification

- » Huge scope for improvement and repair
- » Oil fired boiler located in the conservatory
- » Sunken spiral wine cellar

External

The property is approached via 2 timber 5 bar gates and over a large shingle driveway with parking for several cars. The garden is predominantly laid to lawn bordered by mature hedge row and scattered with established trees. There is a dilapidated greenhouse along with a small orchard of fruit trees and a kitchen garden comprising raised vegetable beds.





Malthouse Lane, Hurstpierpoint, BN6 9LA

Approximate Gross Internal Area = 197.3 sq m / 2124 sq ft

(Including Eaves)

Garage / Workshop = 41.5 sq m / 447 sq ft

Total = 238.8 sq m / 2571 sq ft

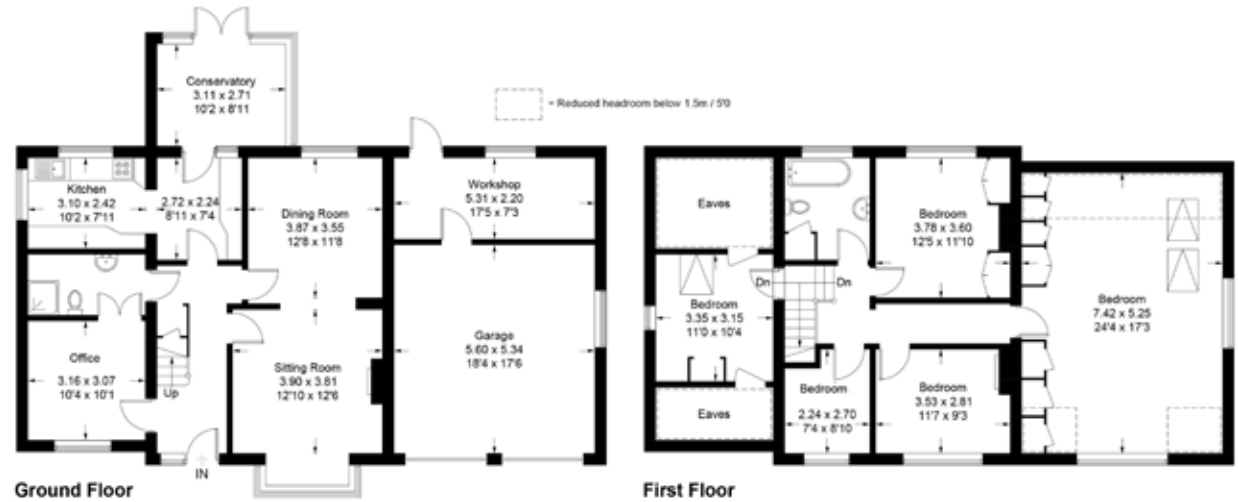


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

Transport Links

Burgess Hill Train Station	approx. 2.7 mile
Hassocks Train Station	approx. 3.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 4.4 miles
Brighton	approx. 11 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.

A buyer is advised to obtain verification from the solicitor.

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