



## South Down House

ALBERT SISLBY PLACE | BRIGHTON ROAD | HURSTPIERPOINT | BN6 9YG

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# Situation

An imposing and substantial modern, contemporary style barn built in 2017 amassing to approximately 5,700 sq ft with gardens and grounds of approximately 1.3 acres set in a select development of 6 luxury properties benefiting from glorious views of the South Downs within minutes' walk of the centre of the village

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.

'South Down House' is 1 of 6 luxury properties within a select gated development just a short walk from the centre of the village. Seamlessly blending traditional and contemporary styles, this majestic barn boasts approximately 5,700 sq ft of accommodation tailored to suit the modern lifestyle arranged over 3 floors. Behind the black cladding and glass façade is a magnificent vaulted reception hall providing access to all the principle rooms including the triple aspect drawing room with large inglenook fireplace and cast iron wood burning stove. The sizable kitchen/dining room is at the rear of the property and boasts a sleek modern kitchen with centre island unit, integrated luxury appliances and bifold doors out to the south facing terrace and garden. There are 5 bedrooms arranged over the first and second floor. 4 sizable bedrooms are accessed from the grand galleried landing on the first floor all benefiting from en-suite facilities. Of particular note is the master bedroom with a large en-suite bathroom, 2 dressing rooms and 2 'Juliet' balconies with glorious views towards the South Downs. The second floor provides a sizable and versatile entertainment room/bedroom 5 with the benefit of an en-suite shower room making the perfect accommodation for older children or an au pair. There is underfloor heating to the entirety of the ground floor and all en-suite facilities on the second floor. Parking for several cars is available to the front of the property along with access to the detached double garage. Timber gates provide access to the rear garden where a sizable natural sandstone terrace has open views over manicured lawns. There is also the benefit of a paddock.



# Kitchen

- » High gloss modern wall and base units
- » Silestone worksurfaces
- » Inset dual fuel 'Siemens' multiple hob and griddle
- » 2 fitted 'Siemens' electric ovens
- » Fitted 'Siemens' microwave oven
- » Fitted 'Siemens' steamer
- » Fitted 'Bosch' freezer
- » Fitted 'Bosch' fridge
- » 'Quooker' instant boiling water tap
- » Centre island unit with silestone worksurface and breakfast bar
- » 2 fitted 'Bosch' dishwashers
- » Ceramic tiled floor with underfloor heating



# Bathrooms

## Master Bedroom En-Suite Bathroom

- » Free standing bath with free standing taps and hand shower attachment
- » Large shower cubicle with wall mounted shower and hand shower attachment
- » Twin wash hand basins with drawers under
- » Low level wall hung w.c. suite with concealed cistern
- » Ceramic tiled floor with underfloor heating



## En-Suite Bathroom

- » Free standing bath with free standing taps and hand shower attachment
- » Large shower cubicle with wall mounted shower and hand shower attachment
- » Low level wall hung w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » 'Karndean' flooring with underfloor heating

## En-Suite Bathroom

- » Free standing bath with free standing taps and hand shower attachment
- » Large walk in shower with glazed screen, wall mounted shower and hand shower attachment
- » Wash hand basin with drawers under
- » Low level w.c. suite with concealed cistern
- » Ceramic tiled floor with underfloor heating

## En-Suite Shower Room

- » Large walk in shower with glazed screen and wall mounted shower with hand shower attachment
- » Wash hand basin with drawers under
- » Low level w.c. suite with concealed cistern
- » 'Karndean' flooring with underfloor heating



# Bathrooms *(continued)*

## Second Floor Shower Room

- » Large walk in shower with glazed screen and wall mounted shower
- » Wash hand basin with drawers under
- » Low level w.c. suite with concealed cistern
- » Heated ladder style towel radiator
- » 'Karndean' flooring with underfloor heating

# Specification

- » 'Viessmann' boiler located on the second floor
- » Underfloor heating throughout the whole of the ground floor
- » Electric underfloor heating to the first and second floor bathrooms
- » Utility room with wash hand basin and space and plumbing for appliances
- » Cat 6 cabling through the property
- » Water softener
- » Bespoke wooden shutters to every front facing window
- » Whole house mechanical ventilation with heat recovery system
- » 'Gira' Integrated door and electric gate intercom system
- » Detached double garage with electronically operated garage door
- » Exterior lighting to the front and rear
- » 7 years remaining on the Premier Guarantee
- » Electric remote controlled blinds in the kitchen and master bedroom



# External

Access to 'South Down House' is via electronically controlled wrought iron gates over a stone driveway leading round a central planted lawned area in front of the barn. The property is approached over an 'in out' driveway with parking for several cars with access to the detached double garage. Side access to the south facing garden is via a timber gate where a sandstone terrace adjoins the rear of the property leading to an expanse of manicured lawn. A post and rail fence and rose covered arch way lead to the paddock. The gardens and grounds amass to approximately 1.3 acres.





## Transport Links: South Down House

Hassocks Train Station	approx. 2 mile
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 1.1 miles
Brighton	approx. 8.7 miles
Gatwick Airport	approx. 20 miles

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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.

## Albert Silsby Place, Brighton Road, Hurstpierpoint, BN6 9YG

Approximate Gross Internal Area = 488.06 sq m / 5253 sq ft

Garage = 39.79 sq m / 428 sq ft  
(Excluding Store)

Total = 527.85 sq m / 5681 sq ft

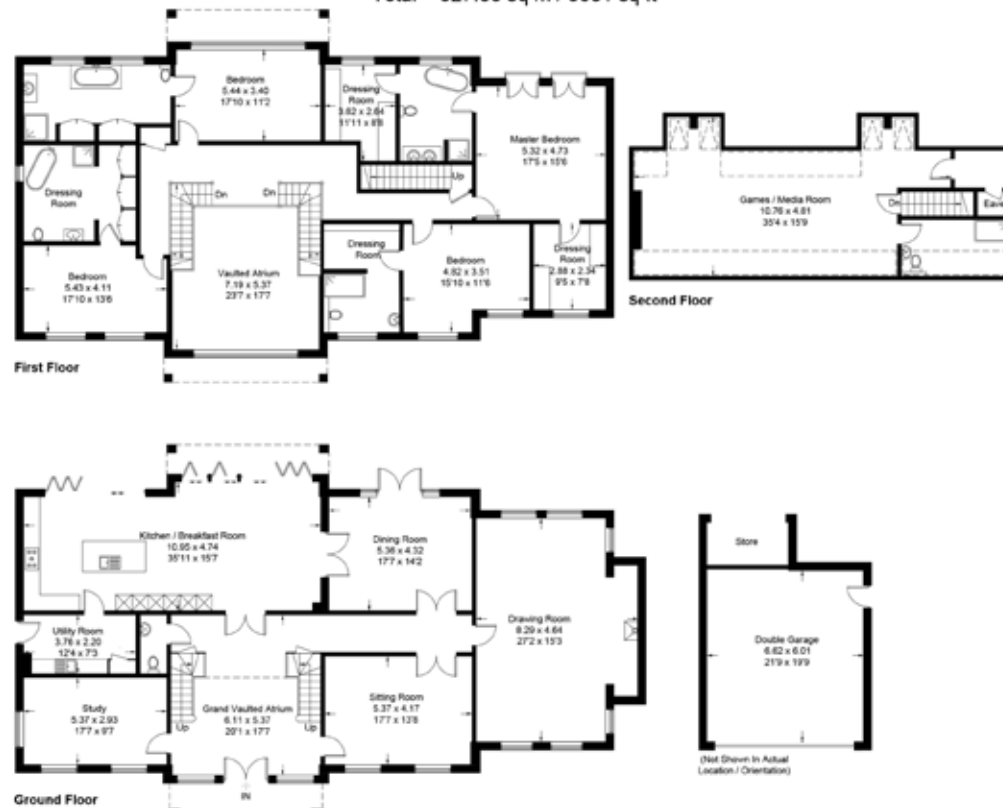


Illustration for identification purposes only, measurements are approximate, not to scale.

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