



2 Bishops Close

HURSTPIERPOINT | WEST SUSSEX | BN6 9XU

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Situation

A beautifully presented family home occupying a generous plot with a west facing garden and detached garage

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.

Occupying a larger than average plot within a highly regarded cul-de-sac, this well presented semi detached home offers well balanced accommodation, generous outside space and excellent practicality for modern family living. At the heart of the home is a bright and welcoming open plan sitting and dining room where large windows flood the space with natural light. An electric fireplace creates an attractive focal point, whilst glazed doors open into the conservatory providing an additional reception area from which to enjoy views of the west facing rear garden. The kitchen, re fitted in 2023 is thoughtfully designed with a range of integrated appliances and ample storage. To the first floor are three well proportioned bedrooms, all served by a contemporary family bathroom. A particular feature of the property is the substantial west facing garden which extends to both the rear and side of the house. Designed to enjoy the sun throughout the day, it offers a generous paved terrace for entertaining and relaxing alongside a large lawn, productive raised vegetable beds and colourful well stocked borders that provide year round interest. A large driveway at the front of the property provides parking for up to four vehicles and access to the detached garage.



Overview

Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 'Zanussi' gas hob with extractor fan over
- » Integrated 'Zanussi' electric oven
- » Space for fridge freezer
- » Space for washing machine
- » Space for slimline dishwasher

Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Large west facing rear garden
- » Detached garage

External

The property enjoys an impressive frontage, approached via a generous block paved driveway providing parking for up to four vehicles and access to the detached garage. A neatly maintained front lawn, framed by established planting creates an attractive first impression. Gated side access leads to the rear garden, where a substantial paved terrace wraps around the side and rear of the property, providing an ideal setting for entertaining and relaxation. There are a range of vegetable beds and a timber garden shed provides useful external storage. Steps rise to an elevated area of lawn bordered by mature shrubs and established planting.





Transport Links

Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 9.5 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.

Bishops Close, Hurstpierpoint, BN6 9XU

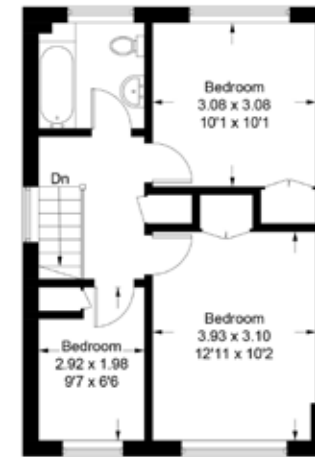
Approximate Gross Internal Area = 92.5 sq m / 996 sq ft

Garage = 20.0 sq m / 215 sq ft

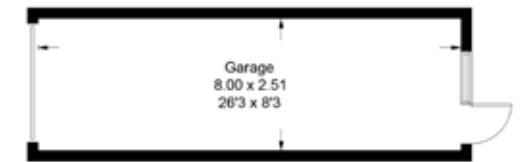
Total = 112.5 sq m / 1211 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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