



20 St Lawrence Way

HURSTPIERPOINT | WEST SUSSEX | BN6 9SH

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# Situation

## A well presented semi detached bungalow set in a quiet cul-de-sac with a south facing garden and excellent scope for enlargement

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.

Tucked away at the end of a quiet cul-de-sac, this well presented semi detached bungalow offers a versatile and well balanced layout with excellent potential to extend into the loft space (subject to any necessary consents). The accommodation is thoughtfully arranged with a well appointed kitchen/breakfast room positioned to the front featuring a range of integrated appliances and a breakfast bar for informal dining. To the rear, the sitting room centres around a fireplace with inset gas coal effect fire and leads into a generous conservatory creating an ideal space for both relaxation and entertaining. There are two double bedrooms serviced by a fully tiled bathroom. A particular highlight is the south facing rear garden which enjoys a high degree of privacy and has been attractively landscaped combining an area of lawn with mature well stocked deep beds. A paved terrace adjoins the property providing a perfect setting for outdoor dining. To the front, a neatly paved driveway offers off street parking.



# Overview

## Kitchen

- » Wall and base units
- » Oak block worksurfaces with breakfast bar
- » Inset sink and drainer
- » Inset electric 4 ring hob
- » Inset fridge
- » Space for washing machine
- » Space for tumble dryer

## Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin

## Specification

- » Wall mounted boiler located in the kitchen
- » South facing rear garden
- » Scope to enlarge (Stnc)

## External

The property is approached via a neatly paved pathway leading to the front door flanked by a well kept lawn and mature hedgerow which provides a natural sense of privacy. To one side, a paved area offers off street parking. Gated side access leads through to the rear garden where a paved terrace adjoins the property creating an ideal space for outdoor seating and entertaining with a timber garden shed neatly positioned to one side. Steps descend to an area of lawn framed by established shrub borders and mature trees along with an ornamental pond providing a charming focal point. The garden extends further through a rose covered archway revealing an additional section of lawn to the rear.





## St. Lawrence Way, Hurstpierpoint, BN6 9SH

Approximate Gross Internal Area = 82.6 sq m / 889 sq ft

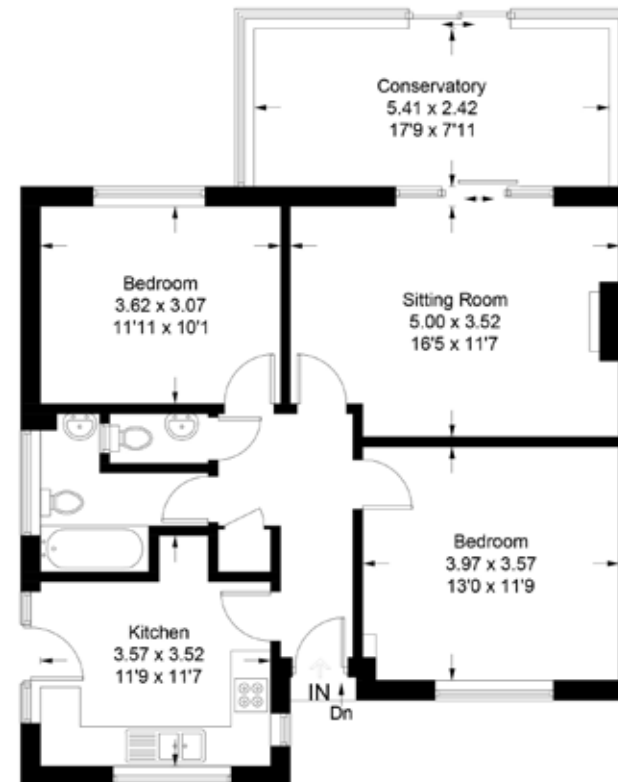


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

### Transport Links from 20 St Lawrence way

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 19 miles

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A buyer is advised to obtain verification from the solicitor.

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