



16 Talbot Mead

HURSTPIERPOINT | WEST SUSSEX | BN6 9FN

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Situation

A very well presented semi-detached family home arranged over three floors boasting a larger-than-average landscaped rear garden and integral 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 an attractive position within this popular modern development, this beautifully presented family home offers spacious and versatile accommodation arranged over three floors, complemented by a larger than average landscaped rear garden. The heart of the home is the impressive kitchen/dining room. A wonderfully light and sociable space featuring a part vaulted ceiling with Velux windows and wide glazed doors opening directly onto the garden. Designed with modern family living in mind, the room provides ample space for both everyday dining and entertaining, whilst a separate utility room offers additional practicality with space for further appliances and internal access to the integral garage. To the front of the property, the generous sitting room provides an inviting retreat and benefits from useful understairs storage. The first floor accommodates three well-proportioned bedrooms served by a contemporary family bathroom. Stairs lead up to the second floor where the exceptional principal bedroom resides boasting fitted cupboards and an en-suite shower room. Outside, the rear garden is a particular feature of the property being larger than many found within the development, it has been thoughtfully landscaped by the current owners to create a wonderful environment for both relaxation and entertaining. A pergola covered patio provides an attractive seating area, whilst the generous expanse of lawn offers plenty of space for children to play. To the front, a private driveway provides off road parking and access to the integral garage.



Kitchen

- » High gloss wall and base units
- » Inset sink and drainer
- » Inset 4 ring gas hob with extractor fan over
- » Fitted electric oven
- » Integrated fridge freezer
- » Integrated dishwasher
- » Centre island unit



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor



Second Floor Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboards under
- » Tiled floor

First Floor Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Pedestal wash hand basin



Specification

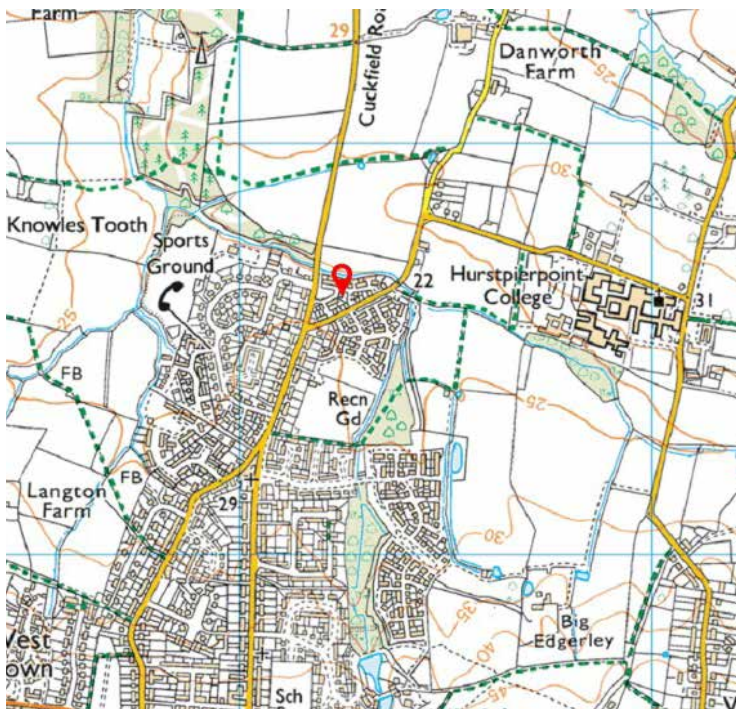
- » Wall mounted 'Ideal' gas fired boiler located in the utility room
- » Master bedroom suite with fitted wardrobes and en-suite shower room
- » Larger than average plot with landscaped gardens
- » Integral garage
- » Central green for communal open space



External

The property is approached over a block paved driveway with parking and access to the integral garage. Side access to the rear garden is via a timber garden where a paved path leads around the rear of the property. There is a pergola covered paved patio providing a space for entertain bordered by raised modern well stocked shrub and plant beds. Predominately laid the lawn, the garden extends to the rear and side of the property bordered by well stocked shrub and plant beds.





Transport Links

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 6.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.9 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 19 miles

Consumer protection from unfair trading regulations 2008

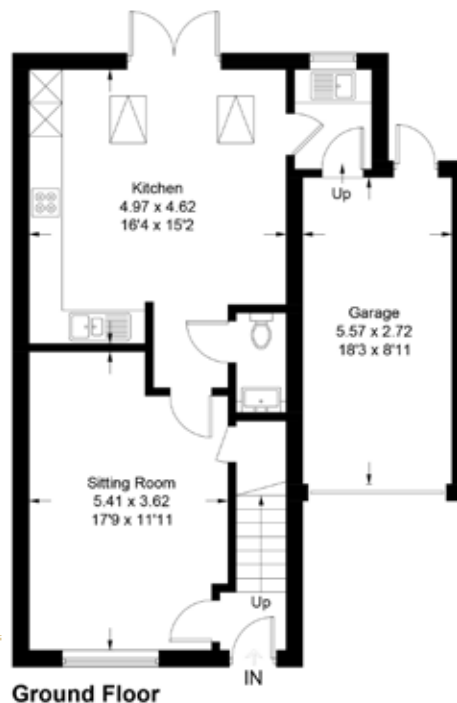
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Talbot Mead, Hurstpierpoint, BN6 9FN

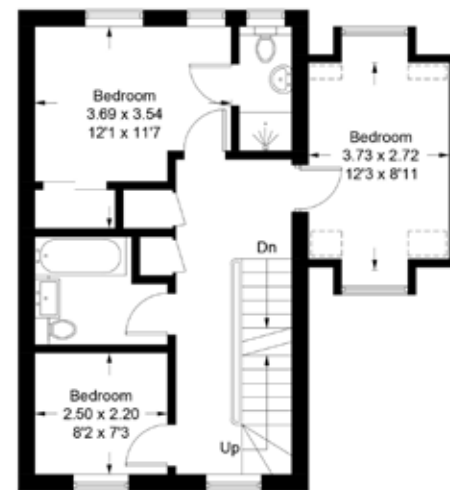
Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 144.1 sq m / 1550 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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