

44 High Street

HURSTPIERPOINT | WEST SUSSEX | BN6 9RG

Chatt estates



Situation

A charming period home in need of updating, occupying a central position on Hurstpierpoint High Street, enjoying far reaching views towards the South Downs and offering generously proportioned accommodation arranged over three floors

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

Centrally positioned within the village, this beautiful period property is arranged over three floors and retains a wealth of period charm with high ceilings, decorative coving and boasting glorious views of the South Downs. The property offers an abundance of versatile reception space beginning with an elegant sitting room to the front where a beautiful bay window provides an attractive focal point and draws in plenty of natural light. To the rear, the family room and dining room are separated by an impressive central open fireplace complete with cast-iron hood and brick hearth creating a characterful feature between the two spaces. French doors open directly onto the rear garden allowing for an easy connection between the house and outside space. The kitchen and adjoining garden room, both later additions, complete the ground floor and provide further flexibility for everyday family living. The first floor is home to three well-proportioned bedrooms, each benefiting from fitted wardrobe cupboards, together with a family bathroom. The second floor provides two further bedrooms, served by a separate shower room making the accommodation particularly well suited to family life, visiting guests or those requiring additional space to work from home. Outside, the fully enclosed and walled rear garden offers a welcome degree of privacy despite the property's central village position. Predominantly paved for ease of maintenance, the garden is complemented by established shrubs and provides an attractive and sheltered space in which to relax.







Kitchen

- Shaker style wall and base units
- Granite worksurfaces
- Inset ‘Butler style’ sink
- Inset stainless steel sink and drainer
- Gas fired ‘Aga’
- Space for fridge
- Space for dishwasher
- Tiled floor







Bathrooms

First Floor Bathroom

- Panelled bath
- Low level w.c. suite
- Wall mounted wash hand basin
- Fully tiled walls
- Tiled floor

Second Floor Shower Room

- Walk in shower with walk mounted shower
- Low level w.c. suite
- Wall mounted wash hand basin







Specification

- Character features throughout
- Views of the South Downs
- Sizable cellar
- Fully paved and fully walled private rear garden







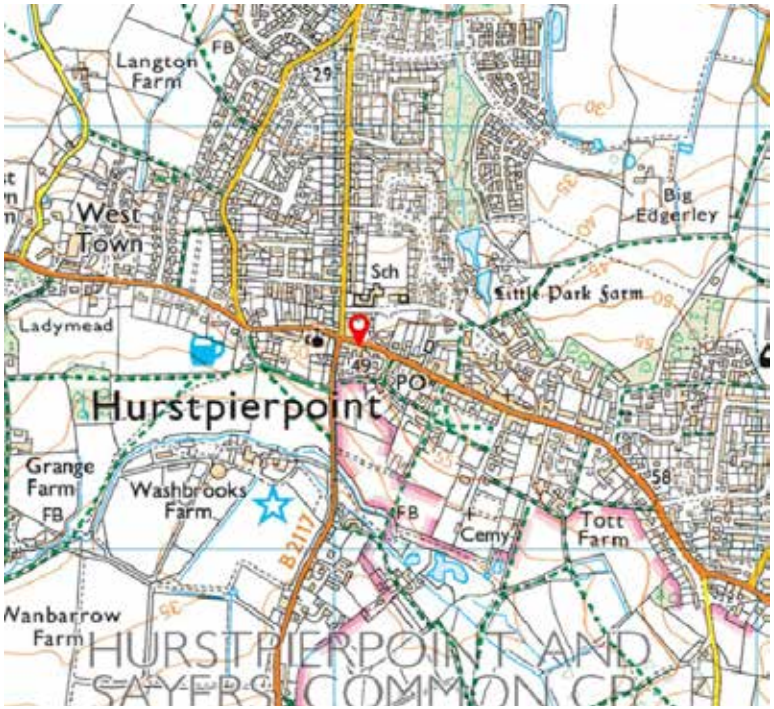
External

The property is approached via wrought iron gates and over paved steps to the front door. The rear fully walled garden is wonderfully private and brick paved making it easy for maintenance.









Transport Links

Hassocks Train Station	approx. 1.8 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. 9 miles
Gatwick Airport	approx. 20 miles

High Street, Hurstpierpoint, BN6 9RG

Approximate Gross Internal Area = 323.3 sq m / 3480 sq ft

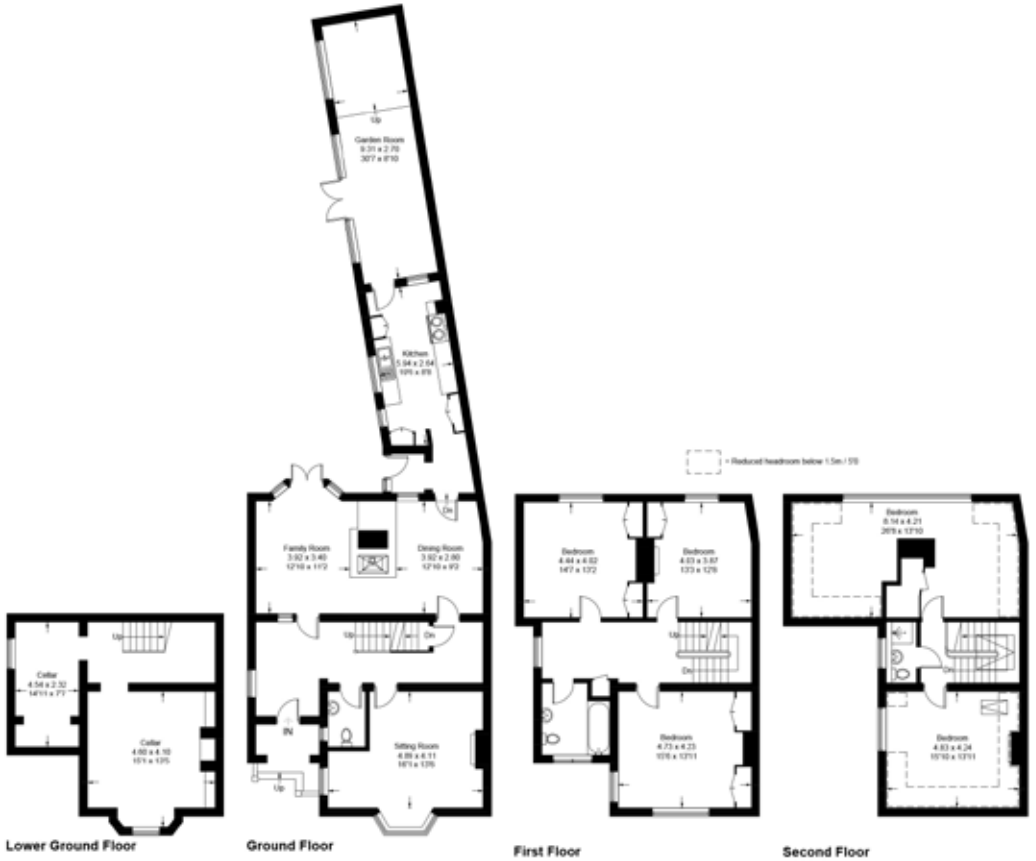


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.
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