



49 Wickham Hill
HURSTPIERPOINT | WEST SUSSEX | BN6 9NP

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Situation

A charming detached family house, enviably positioned, enjoying breathtaking views across neighbouring farmland towards the South Downs with landscaped south facing gardens and fully fenced paddock beyond

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.

Situated along a highly sought after road within easy walking distance of both the High Street and mainline train station, this detached family home enjoys outstanding and far reaching views across the South Downs and neighbouring National Parkland. Believed to date back to circa 1930, the property sits centrally within its generous plot and offers excellent scope for further enlargement (STNC). The entrance via a spacious vestibule, leads to three principal reception rooms. The sitting room, featuring an open fireplace as its focal point, is connected to the dining room by double doors and enjoys wonderful views over the south facing garden. A bright garden room opens directly onto the rear terrace, while the kitchen/breakfast room lies to the front of the property and incorporates a useful utility area. The first floor provides four well proportioned double bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite shower room. The south facing gardens command an unrivalled outlook across the South Downs, a view enjoyed by only a select few properties within the village. The private grounds are a blend of formal and natural gardens with mature planting, specimen fruit trees and areas of wild meadow. A large terrace adjoining the rear of the house creates an ideal space for entertaining or simply appreciating the views. At the far end of the garden, a timber gate opens onto a substantial fully fenced field. The front of the property is approached via five bar gates with a sweeping driveway providing ample parking and leading to two garages.



Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 'Whirlpool' induction hob
- » Extractor fan over
- » Space for dishwasher
- » Integrated 'Hotpoint' electric oven
- » Integrated 'Hotpoint' combination oven
- » Space for fridge freezer
- » Pantry cupboard



Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Tiled walls



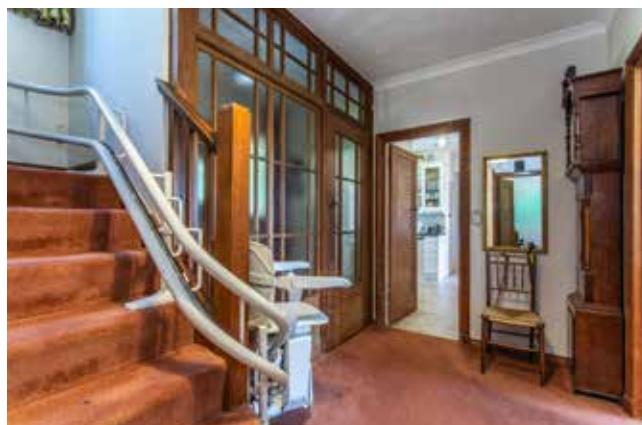
En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

- » Wall mounted 'Ideal' gas fired boiler located in the kitchen
- » Sizable principal bedroom with en-suite bathroom
- » Landscaped south facing rear garden
- » Stunning views of the neighbouring South Downs National Parkland
- » Fully fenced field accessed via the rear garden
- » 2 x brick built garages
- » Driveway with off street parking
- » Gardens and grounds approximately 1.4 acres



External

The property is approached via a five bar gate and over a tarmacadam driveway which provides generous parking and access to both the attached garage and a detached garage. Neatly tended lawns flank the driveway, complemented by mature hedging and established trees. Timber side gates on either side of the house allow access to the rear garden where a paved terrace adjoins the rear of the house and opens onto an expanse of lawn bordered by well stocked shrub beds, plants and specimen trees. To one side, a substantial rockery adds interest and structure, while the other side is enriched with an abundance of mature planting. Towards the rear of the garden, a natural wild area blends seamlessly with the more formal landscaping, interspersed with fruit trees including pear and apple. A timber gate provides access to the fully fenced field beyond.





Transport Links

Hassocks Train Station	approx. 0.7 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 7.7 miles
Gatwick Airport	approx. 21 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.

Wickham Hill, Hassocks, BN6 9NP

Approximate Gross Internal Area = 201.2 sq m / 2166 sq ft
 Garages = 35.2 sq m / 379 sq ft
 Total = 236.4 sq m / 2545 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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