



Treeps Cottage

POLICEMANS LANE HURSTPIERPOINT | WEST SUSSEX | BN6 9TW

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Situation

A charming period character cottage enjoying a very sought after and central village setting with landscaped gardens and southerly views

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 just off the High Street, set in an enviable location and being within easy reach of all the local amenities, this character cottage is a real find. The southerly views towards the South Downs are breathtaking and the cottage has the added benefit of being set in a conservation area. The ground floor offers well balanced reception space, including a generous sitting room centred around an elegant fireplace with an ornate carved surround alongside a separate dining room. The kitchen is positioned to the rear, complemented by a cloakroom, while internal access leads through to the attached garage. Upstairs, three bedrooms are served by both a family bathroom and a separate shower room, providing flexibility for modern living. Outside, the landscaped rear garden has been thoughtfully arranged across two tiers and is hard landscaped for ease of maintenance creating distinct areas for dining and relaxation. The upper terrace, enclosed by walls on two sides, affords a high degree of privacy and enjoys elevated rural views. The property is approached via a private lane which provides access to the garage and off street parking.



Overview

Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring gas hob
- » Fitted electric oven and grill
- » Space for fridge freezer
- » Space for dishwasher & washing machine



Bathrooms

A bathroom and separate shower room benefiting from fully fitted white suits comprising a panelled bath, shower cubicle with wall mounted shower and glazed door, low level w.c. suites and wash hand basins.



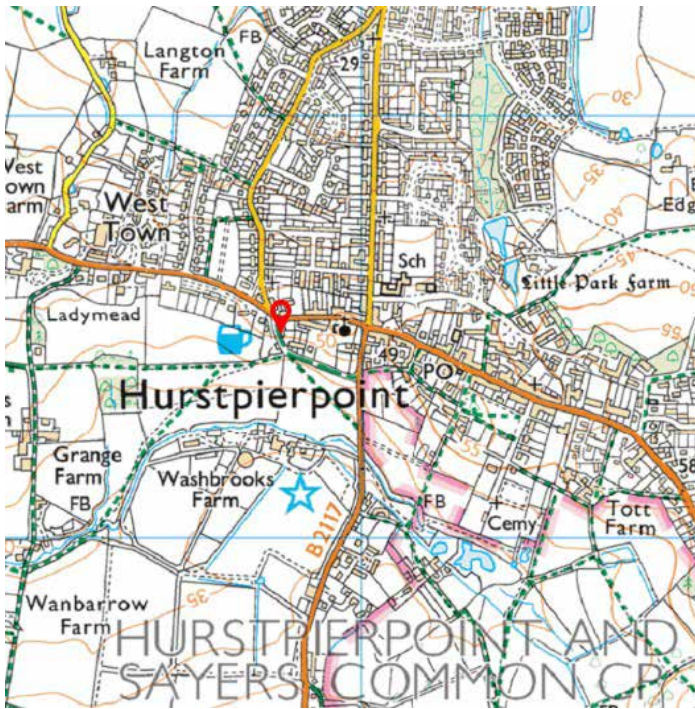
Specification

- » Wall mounted gas fired boiler
- » Attached garage
- » Refurbished summer house with power and hardwired telephone cable

External

The property is approached via a private lane leading to the front entrance and providing access to the attached garage with additional off-street parking. To the rear, a charming part walled garden is accessed through an elegant wrought iron gate. Thoughtfully landscaped for ease of maintenance, the garden is predominantly paved and beautifully softened by a striking wisteria and an array of mature shrubs lining the borders. Steps rise to an elevated terrace, perfectly positioned to enjoy the views and offering an idyllic setting for outdoor entertaining or quiet relaxation. A recently refurbished timber summer house completes the garden benefiting from power and hardwired telephone cable, providing useful storage or potential for a variety of uses.





Policemans Lane, Hurstpierpoint, BN6 9TW

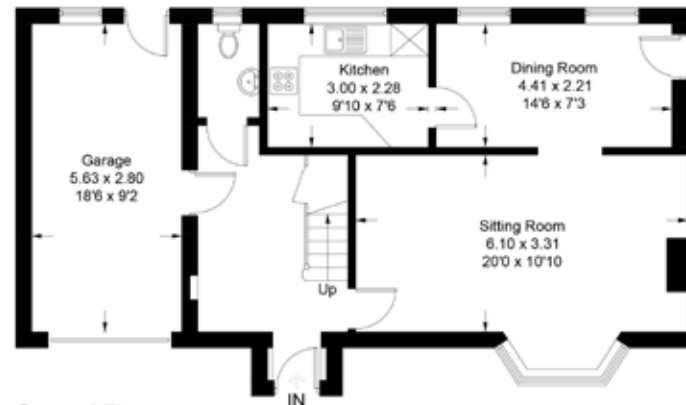
Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft
(Including Garage)

Garden Room = 9.4 sq m / 101 sq ft

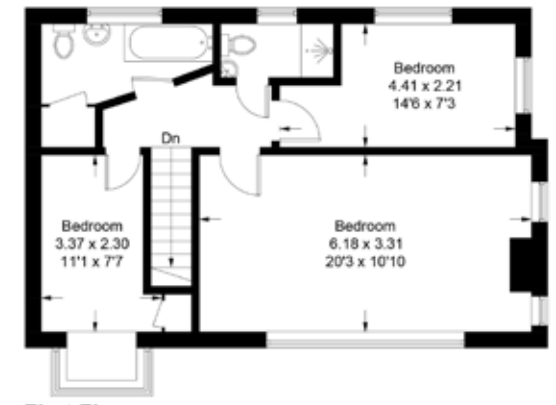
Total = 133.6 sq m / 1438 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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

Transport Links from Treeps Cottage

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.2 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 8 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.

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