



Kent Lodge

5 HASOCKS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QH

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Situation

A charming, detached Regency coach house conversion tucked away in the heart of the village with a secluded garden and private parking

Tucked away just off the High Street within the conservation area, 'Kent Lodge' is a charming, detached Regency coach house conversion dating from approximately 200 years ago. Occupying a discreet position within the heart of this sought-after village, the property successfully combines period character and architectural charm with the comforts expected of modern living. The property enjoys a surprising degree of privacy despite its wonderfully convenient location. The accommodation extends to two floors and has been thoughtfully updated over the years, creating a bright and welcoming home ideally suited to both everyday family life and entertaining. A generous entrance hall provides an inviting introduction to the house, leading through to a well-proportioned dining room complete with fitted bookcases and useful storage. Beyond, the elegant sitting room enjoys a wonderfully light atmosphere courtesy of twin full-height sash windows overlooking the front approach, whilst a marble fireplace forms an attractive focal point. To the rear, the kitchen serves as the heart of the home. Beautifully bright beneath a vaulted ceiling with rooflights, it offers extensive fitted cabinetry and ample workspace. Opening directly from the kitchen, a timber-framed conservatory provides an ideal space for informal dining, morning coffee or simply enjoying views across the recently landscaped garden throughout the seasons. The first floor offers three bedrooms, including two generous doubles, all served by a contemporary family bathroom fitted with both a bath and separate shower. Outside, the gardens provide a delightful extension of the living space. A central lawn, with shingle seating area, provides a space to relax whilst an informal area perfect for children's play equipment has been created. Trees and mature shrubbery line the borders creating a private design led yet functional garden. To the front, private off-road parking and mature screening enhance both convenience and privacy.



Kitchen

- » Shaker style wall and base units
- » Inset ceramic sink and drainer
- » Inset 'Neff' 4 ring gas hob
- » Integrated 'Neff' electric oven
- » Integrated 'Hotpoint' dishwasher
- » Integrated fridge
- » Integrated freezer
- » Space for further fridge freezer
- » Laundry cupboard with space for washing machine and



Bathroom

- » Panelled bath with hand shower attachment
- » Full tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Traditional style pedestal wash hand basin



Specification

- » Wall mounted 'Vaillant' gas fired boiler located in the downstairs cupboard
- » Private and recently landscaped rear gardens
- » Shingle driveway providing off street parking



External

The property is approached over a shared single driveway providing off street parking. Side access to the rear garden is via a timber gate where a designated barked area provides ample space for children's play equipment. A central lawn bordered by mature shrubs and trees extends to the flint wall at the end of the property. A shingle pathway leads to the shingle seating area in the middle of the garden. A further pergola covered shingle area resides to the rear of the garden providing the perfect spot to enjoy the sun throughout the day.



Location

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





Transport Links

Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 9 miles

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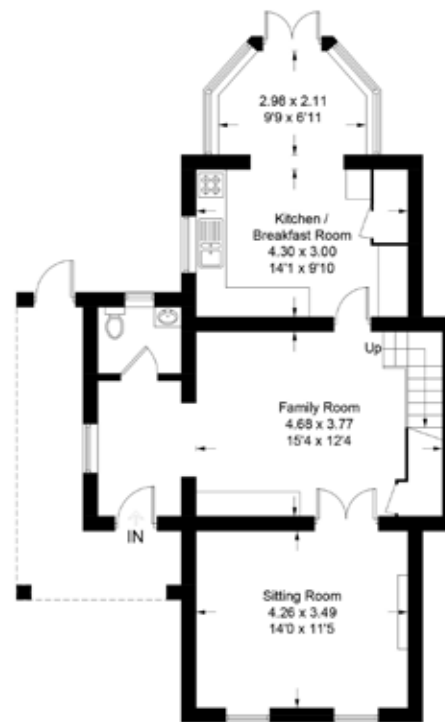
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Hassocks Road, Hurstpierpoint, BN6 9QH

Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft

Outbuilding = 4.9 sq m / 53 sq ft

Total = 119.1 sq m / 1282 sq ft



Ground Floor



First Floor

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