



7 St. Lawrence Way
HURSTPIERPOINT | WEST SUSSEX | BN6 9SH

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Situation

A beautifully presented semi-detached family home occupying a desirable position with a private rear garden, ample parking and a detached 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.

Set within a peaceful cul-de-sac of just a handful of homes and only a short stroll from the heart of Hurstpierpoint, this deceptively spacious four bedroom chalet bungalow offers wonderfully versatile accommodation with further scope to enhance. A striking vaulted entrance hall creates an impressive first impression leading through to bright and well proportioned living spaces including a modern fitted kitchen, stylish family bathroom and contemporary shower room. Four double bedrooms are arranged across two floors providing exceptional flexibility for families, downsizers or those seeking multi-generational living. Outside, a newly laid driveway provides parking for three vehicles while the rear garden offers a private and low maintenance setting with ample space for entertaining and relaxation. Of particular note, planning permission has been granted for a substantial rear and side extension (REF: DM/24/0236), presenting an exciting opportunity to create a significant open plan kitchen, dining and family space.



Kitchen

- » Hi-gloss wall and base units
- » Inset 5 ring gas hob
- » Inset stainless steel sink and drainer
- » Extractor fan over
- » Integrated 'Bosch' electric oven and grill
- » Space for washing machine
- » Space for dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted taps
- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawer under
- » Heated ladder style towel radiator
- » Tiled walls



Shower Room

- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Tiled walls



Specification

- » Gas fired boiler located in the kitchen
- » Flexible accommodation with bedrooms on both floors
- » Rear garden with plenty of external storage
- » Driveway and paved frontage providing ample parking for four plus cars
- » Garage



External

The property is approached over a block paved driveway providing parking for several cars. Additional parking is provided down the side of the property leading to the detached garage. A paved terrace adjoins the rear of the property with steps down to an expanse of lawn. A stepping stone path leads to the middle of the garden with raised beds borders on two sides. Set behind the garage is a large timber shed providing wonderful amounts of external storage.





Transport Links

Hassocks Train Station	approx. 2 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. 10 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.

St. Lawrence Way, Hurstpierpoint, BN6 9SH

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft

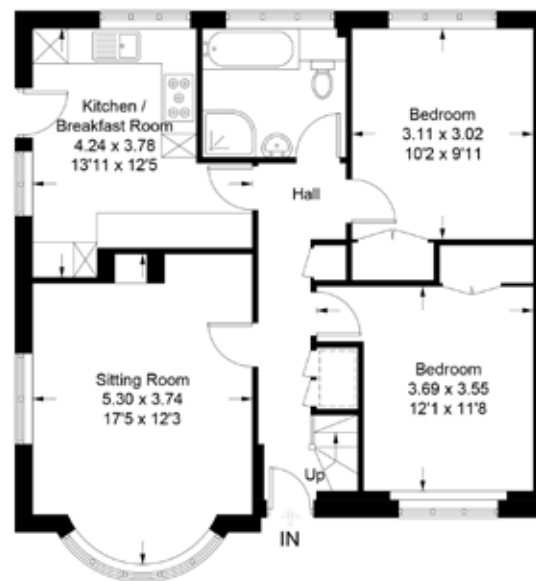
(Including Eaves)

Garage = 11.5 sq m / 124 sq ft

Total = 134.4 sq m / 1447 sq ft



Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown in Actual Location / Orientation)

First Floor

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

A buyer is advised to obtain verification from the solicitor.

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