



1 Bignall Grove

HURSTPIERPOINT | WEST SUSSEX | BN6 9YN

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estates

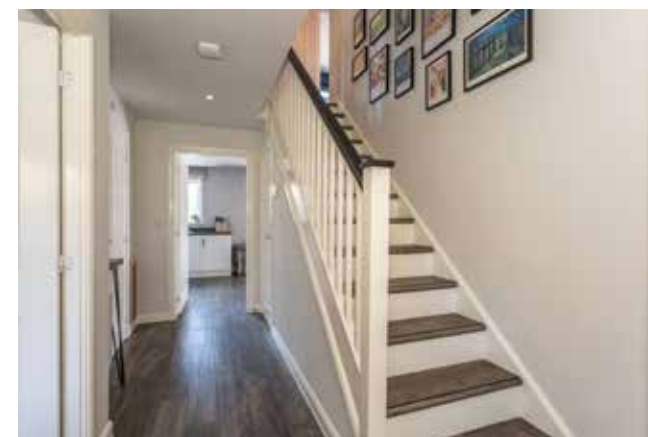


Situation

A stylish four bedroom detached family home enjoying a beautifully landscaped west facing garden and generous living accommodation

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 is also a range of revered state and private schools locally.

Combining spacious family accommodation with a beautifully landscaped west facing rear garden, this impressive detached home forms part of the ever popular Bramble Park development. Thoughtfully arranged to suit modern family living, the property offers a generous sitting room alongside a separate study providing an ideal space for those working from home. Spanning the rear of the house, the open plan kitchen and dining room creates a sociable hub for everyday life and entertaining with direct access to the rear garden allowing the indoor and outdoor spaces to blend effortlessly together. Arranged over the first floor are four well proportioned double bedrooms and a contemporary family bathroom, whilst the principal bedroom benefits from fitted storage and a modern en-suite shower room. A particular feature of the property is the beautifully landscaped west facing rear garden. Designed to make the most of its sunny orientation, it provides a wonderful extension of the living space with thoughtfully positioned seating areas, attractive planting and areas of lawn combining to create an inviting setting. To the side, a private driveway provides off road parking and leads to the garage.



Kitchen

- » Modern wall and base units
- » Inset sink and drainer
- » Inset 5 ring 'Hotpoint' gas hob with extractor fan over
- » Inset 'Hotpoint' electric double oven
- » Integrated 'Hotpoint' fridge freezer
- » Integrated 'Hotpoint' dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with centre mounted taps
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated Mirror
- » Heated ladder style towel radiator
- » Tiled floor



Specification

- » Wall mounted 'Potterton' gas fired boiler located in kitchen
- » Utility/cloakroom with integrated washing machine
- » Landscaped rear west facing garden
- » Driveway
- » Garage



External

The property is approached over a paved path to the front door with mature hedgerow to the front. A driveway to the side of the property provides parking for four cars and access to the garage. Side access to the rear garden is via timber gates, where a sizable, paved patio adjoins the rear of the property. The garden is predominantly laid to lawn with external lighting and power sockets along with a personal door into the garage.





Transport Links

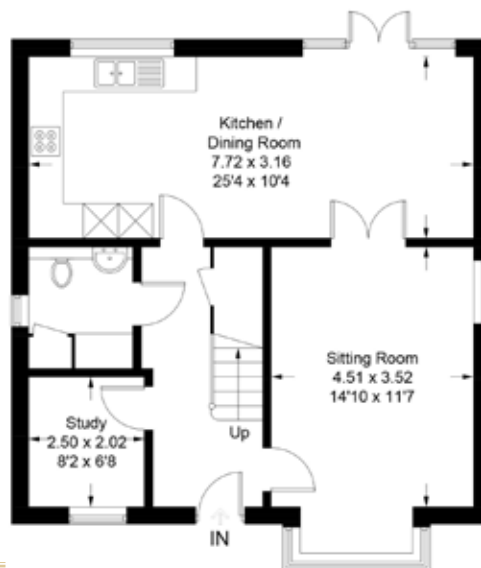
Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 1.5 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

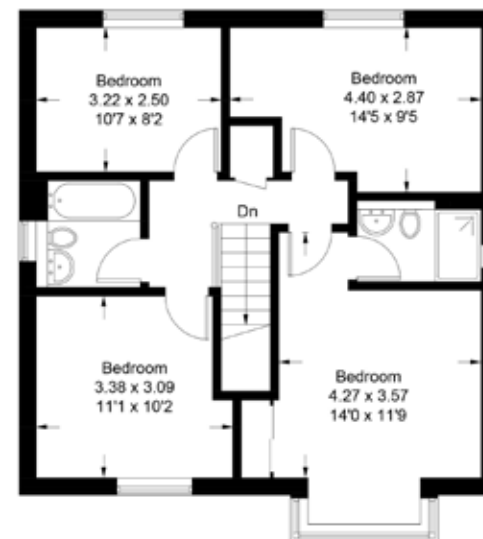
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Bignall Grove, Hurstpierpoint, BN6 9YN

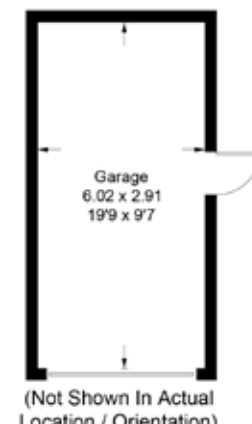
Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft
Garage = 17.4 sq m / 188 sq ft
Total = 141.2 sq m / 1520 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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