



Vine House

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

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Situation

An extensively remodelled Grade II listed semi-detached family home enjoying substantial private gardens, a garage and a prime central village setting

Occupying a prominent yet remarkably private position in the heart of the village, 'Vine House' is an elegant Grade II listed semi-detached residence dating from the early 19th Century. Beautifully combining period grandeur with contemporary comfort, this exceptional home has been thoughtfully restored and sympathetically remodelled to create a stunning family home extending to approximately 3,146 sq ft, including the garage and outbuildings. Rich in character and architectural detail, the property retains many of its original features, including a magnificent sweeping staircase, impressive ceiling heights, open fireplaces and a substantial cellar. The accommodation is both generous and versatile, arranged over three floors and perfectly suited to modern family life. To the front of the property, the elegant sitting room is flooded with natural light from floor to ceiling glazed doors that open onto the striking wrought-iron veranda. A separate family room provides additional reception space and leads through to the impressive kitchen/breakfast room, where a bespoke 'Neptune' kitchen forms the centrepiece. Thoughtfully designed for everyday living and entertaining alike, this space opens directly onto the rear terrace and landscaped rear garden. The substantial cellar has been cleverly enhanced to provide extensive storage together with a comprehensive utility area and direct access to the garden. The first floor offers four well-proportioned double bedrooms, served by two beautifully appointed bathrooms, both recently updated and featuring freestanding baths and electric underfloor heating. Outside, the walled rear garden has been carefully landscaped to complement the character of the house. An original brick block terrace provides an ideal setting for outdoor dining and entertaining, before leading onto a generous expanse of lawn, bordered by mature trees, established planting and specimen shrubs. A vine covered pergola creates a charming focal point, while the detached summer house, complete with light and power, offers excellent flexibility and has multitude of uses. To the front, a gravel driveway provides off street parking and access to the garage.



Kitchen

- » Shaker style wall and base units
- » 'Carrara' marble work surfaces
- » Inset butler style sink
- » 'Quooker' instant boiler water tap
- » Gas fired 'Aga'
- » Space for 'American Style' fridge freezer
- » Integrated 'Neff' dishwasher
- » Island unit with marble work surfaces, breakfast bar and a range of drawers under



Bathrooms

Family Bathroom

- » Free standing bath with wall mounted taps and hand shower attachment
- » Large fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite
- » Wash hand basin with marble surround
- » Heated ladder style towel radiator
- » Slate tiled floor with electric underfloor heating



'Jack & Jill' En-Suite Shower Room

- » Freestanding bath with floor mounted taps
- » Large glass shower cubicle with hand shower attachment and glazed doors
- » Low level w.c. suite
- » Twin wash hand basins with marble surrounds
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Specification

- » Wall mounted gas fired 'Vaillant' boiler
- » Bespoke 'Neptune' kitchen
- » Kitchen/family room with underfloor heating
- » Electric underfloor heating in the first floor bathrooms
- » Sizable cellar with storage areas and a comprehensive utility room with space for appliances.
- » Wrought iron veranda adjoining the front of the property
- » Private, walled rear garden
- » Sizable summer house in the rear garden with light and power
- » Off street parking
- » Garage



External

The property is approached over a shingle driveway with parking. Adjoining the front of the property is a wrought iron veranda with slate tiles and a wrought iron gate. To the front of this is an expanse of lawn bordered with established hedging, mature shrub and plant beds. Side access to the rear garden is via a wrought iron gate leading to a brick block and flint terrace adjoin the rear of the property. A sizable expanse of lawn extends to the end of the garden marked by a beautiful brick and flint wall. A vine covered pergola covers a path on one side running front to back and there are a variety of well stocked shrub and plant beds and trees along the borders. A sizable summer house resides in the rear corner of the garden, having a multitude of uses and benefits from light and power.

Location

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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

Consumer protection from unfair trading regulations 2008

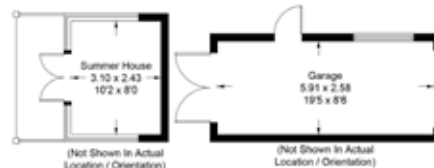
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Hassocks Road, Hurstpierpoint, BN6 9QH

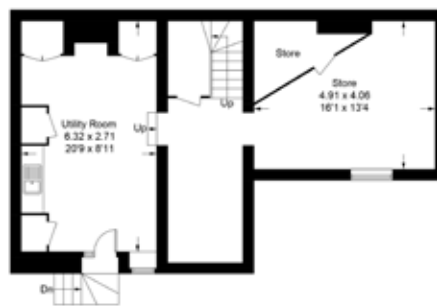
Approximate Gross Internal Area = 269.7 sq m / 2903 sq ft

Outbuildings = 22.6 sq m / 243 sq ft

Total = 292.3 sq m / 3146 sq ft



First Floor



Lower Ground Floor



Ground Floor

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