



9 Marchants Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9UP

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# Situation

An updated and much improved semi detached family house boasting a wealth of eco-friendly enhancements and set in a convenient position close to the centre of the village

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.

Situated in a highly sought after location, just a short walk from the High Street and the renowned St Lawrence Primary School, this beautifully maintained semi detached family home has been thoughtfully updated over the years. The property boasts a range of eco-friendly features including eight solar panels, two 5kW batteries and an EV charging point on the driveway. The ground floor offers two spacious reception rooms, a welcoming sitting room and a dining room with contemporary patio doors opening onto the rear garden. At the rear, the modern kitchen is fitted with stylish shaker style units and a selection of luxury integrated appliances. There is also the benefit of granted planning permission for a single storey rear extension providing the opportunity to further enhance the living space. The first floor comprises three well proportioned bedrooms and a modern bathroom complete with both a bath and a separate shower cubicle. The rear garden is predominantly laid to lawn complemented by a generous paved terrace, an ideal private space for entertaining. Additional features include off street parking on the driveway and a garage with a large store having a multitude of uses.



# Overview

## Kitchen

- » 'Shaker style' wall and base units
- » Bamboo block worksurfaces
- » Inset 'AEG' induction hob with integrated ventilation system
- » Inset 'AEG' electric combination oven and grill
- » Fitted 'Samsung' dishwasher
- » Space for fridge freezer
- » Modern splash back



## Bathroom

- » Panelled bath with corner taps and hand shower attachment
- » Corner shower cubicle with wall mounted shower and glass door
- » Low level w.c. suite
- » Wall mounted modern wash hand basin with drawers under



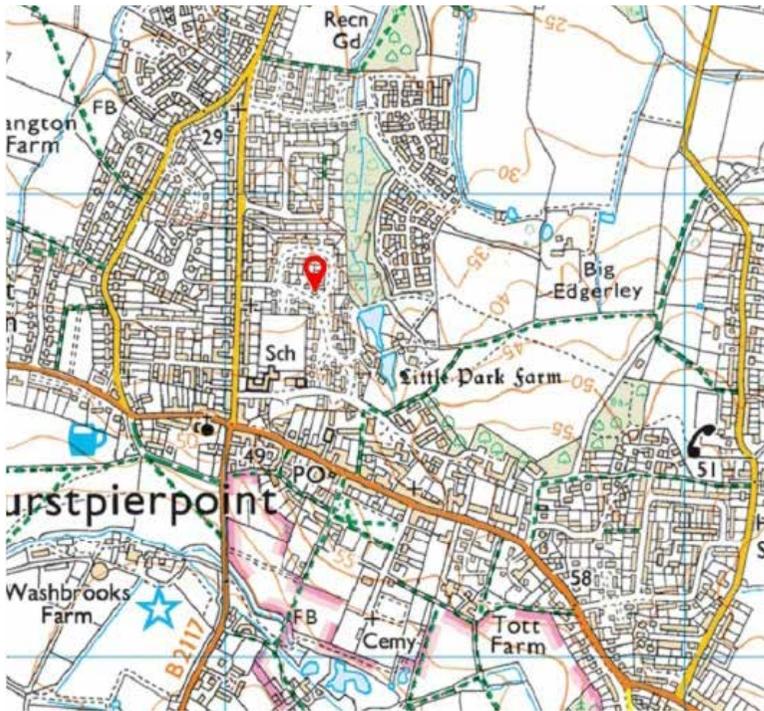
## Specification

- » Wall mounted 'Vaillant' gas fired boiler
- » 8 x Photovoltaic solar panels with 2 x 5kw batteries
- » Garage and store
- » E.V charger

## External

The property is approached over a stone driveway with parking for three cars and access to the garage. Side access is via a timber gate where a paved terrace adjoins the rear of the property with a step down to lawn. The lawn has a variety of shrubs along the border and there is the further benefit of a store attached to the rear of the garage.





## Transport Links

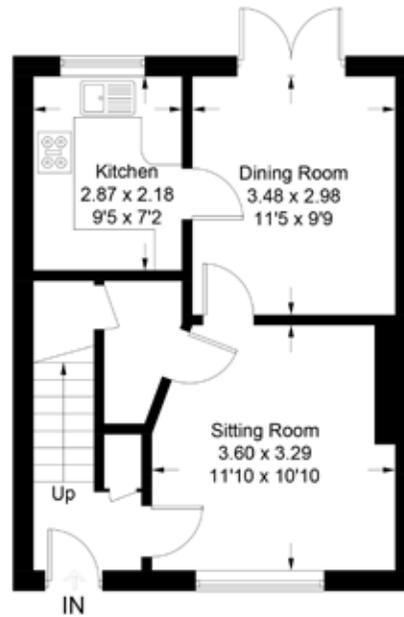
Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 9.3 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

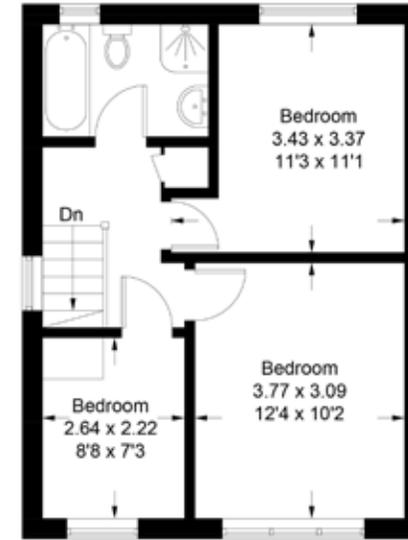
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

## Marchants Road, Hurstpierpoint , BN6 9UP

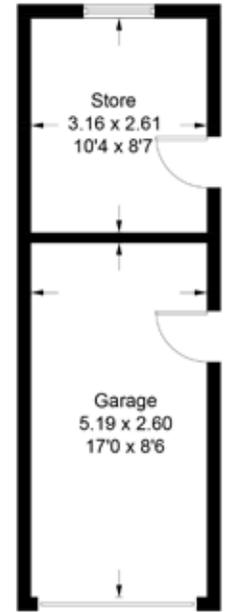
Approximate Gross Internal Area = 77.9 sq m / 838 sq ft  
 Outbuildings = 22.1 sq m / 238 sq ft  
 (Including Garage)  
 Total = 100 sq m / 1076 sq ft



**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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