



## Flat 5, Nettleswoth

WICKHAM HILL | HURSTPIERPOINT | WEST SUSSEX | BN6 9NP

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# Situation

## A beautifully refurbished Victorian apartment combining character, scale and contemporary luxury in a prime village setting

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.

Occupying the entire top floor of an imposing detached Victorian residence, this exceptional apartment enjoys an enviable position within one of the villages most sought after locations, just a short walk from the High Street and Hassocks mainline station. Extending to approximately 1,452 sq ft, the property offers beautifully refurbished accommodation of impressive scale and natural light combining period character with refined contemporary finishes. The current owner has undertaken an extensive programme of improvement including a striking luxury kitchen and an elegantly appointed bathroom suite resulting in an apartment that is both stylish and effortlessly functional. The apartment has a wonderfully bright and airy atmosphere enhanced by elevated loft style ceilings and far reaching rooftop views towards the South Downs. The generous sitting room provides an inviting principal reception space, while the separate kitchen/breakfast room has been thoughtfully designed for modern day living and entertaining. Both double bedrooms benefit from extensive fitted wardrobes with the bathroom offering a luxurious retreat featuring a freestanding bath and separate shower. Externally, the beautifully maintained communal gardens frame the property superbly with manicured lawns, colourful stocked borders and a sweeping shingle driveway enhancing the approach. To the rear, a private residents parking area provides two allocated off road parking spaces for the apartment.



# Overview

## Kitchen

- » Bespoke with wall and base units
- » Quartz work surfaces and splash backs
- » Inset sink and drainer
- » 4 ring gas hob with extractor fan over
- » Integrated electric oven
- » Integrated dishwasher
- » Space for fridge freezer

## Bathroom

- » Free standing roll top bath with decorative clawed feet and floor mounted traditional taps with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Inset wash hand basin

## Specification

- » Two off street parking spaces (at the rear of the property)
- » Walking distance of Hurstpierpoint High Street and Hassocks mainline station
- » Roof top views

## External

The communal gardens are wonderfully landscaped. To the front a single carriage driveway circles around a central lawn with well stocked shrub and plant beds. The shingle driveway continues to the rear where it opens i'nto a larger shingle area providing parking for the residents. The apartment has two allocated parking spaces within the area.





## Transport Links

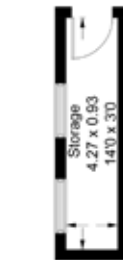
Hassocks Train Station	approx. 0.6 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.3 miles
Brighton	approx. 7.6 miles
Gatwick Airport	approx. 21 miles

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## Nettlesworth, 76 Wickham Hill, Hurstpierpoint, BN6 9NP

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft  
 Outbuilding = 4.0 sq m / 43 sq ft  
 Total = 134.9 sq m / 1452 sq ft



(Not Shown In Actual Location / Orientation)

### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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