



Fairhaven

28 COLLEGE LANE | HURSTPIERPOINT | WEST SUSSEX | BN6 9AQ

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Situation

A spacious and larger than average, distinctive bungalow, ideally positioned along a private lane, featuring secluded rear gardens and exceptional potential for further extension

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 an elevated position along a private lane, this substantial detached property offers a highly versatile layout with significant scope to enlarge and reconfigure (subject to necessary consents). The property currently provides well balanced accommodation, including four bedrooms with the principal suite benefiting from an en-suite shower room, whilst the family bathroom is elegantly appointed with both a panelled bath and separate shower. At the heart of the home lies a spacious kitchen/breakfast room comprehensively fitted with an extensive range of cabinetry, a pantry and a selection of integrated appliances, creating a highly functional yet sociable space. To the rear, a generous sitting room centred around a feature fireplace flows seamlessly into a beautifully light filled garden room, enjoying delightful views over the private rear garden and enhancing the sense of connection between the internal living space and the gardens beyond. Further versatility is provided by an attached studio, ideal for use as a home office/gym. In addition, the loft presents excellent potential for conversion, offering further opportunity to significantly increase the overall footprint of the property (subject to necessary consents). Externally, the rear gardens have been thoughtfully landscaped in a charming cottage style predominantly laid to lawn and interspersed with paved seating areas. Mature shrubs, colourful planting and a vine covered archway combine to create a private and peaceful setting. To the front, a generous driveway provides ample parking for multiple vehicles.



Kitchen

- » Hi-gloss wall and base units
- » Granite worksurfaces
- » Inset wash hand basin
- » Inset 5 ring gas hob with extractor
- » Integrated 'Bosch' electric oven and warming drawer
- » Inset 'Miele' dishwasher
- » Space for 'Bosch' tumble dryer
- » Space for fridge
- » Space for freezer



Bathrooms

Family Bathroom

- » Corner shower bath with mixer taps and hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite



En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under



Specification

- » Gas fired boiler
- » Studio/office
- » Scope for further enlargement
- » Private landscaped rear gardens
- » Driveway with parking for four vehicles



External

The property is approached via a tarmacadam driveway providing ample parking for several vehicles complemented by a central area of neatly maintained front lawn. Gated side access leads through to the rear garden where a generous paved terrace extends along the side and rear of the property offering an ideal setting for outdoor dining and entertaining. A well stocked raised brick bed borders the terrace, planted with a variety of mature shrubs that provide year round colour and structure. The gardens are predominantly laid to lawn and interwoven with paved pathways that lead to a greenhouse and a charming circular brick seating area thoughtfully positioned to enjoy the surroundings. The boundaries are defined by established planting with a rich variety of mature trees and shrubs creating a high degree of privacy while adding depth, texture and seasonal interest to this attractive and well balanced garden setting.





Transport Links

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 8 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.

College Lane, Hurstpierpoint, BN6 9AQ

Approximate Gross Internal Area = 142.4 sq m / 1533 sq ft

Studio = 17.2 sq m / 185 sq ft

Total = 159.6 sq m / 1718 sq ft

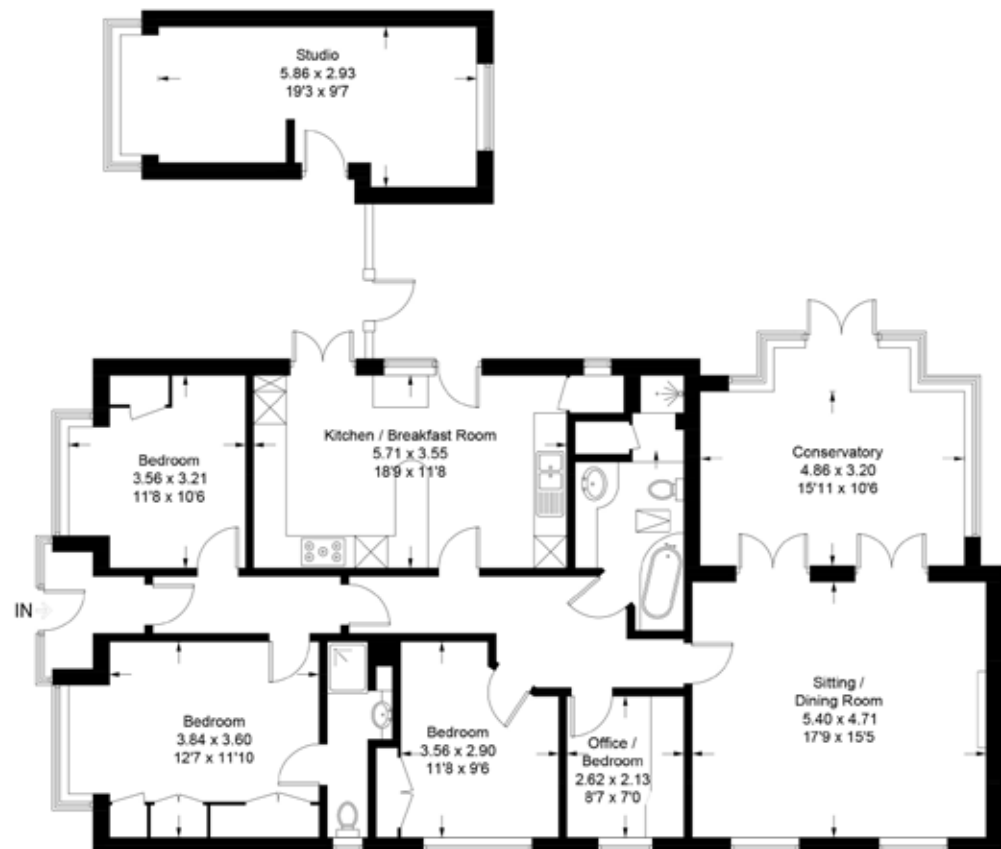


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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