



Oak Lodge

2A WESTERN ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9TA

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Situation

A striking design led and versatile contemporary home expertly curated with bespoke finishes and seamless open plan living, set within private wraparound gardens

Originally constructed in 2023, this striking contemporary residence has been extensively enhanced by the current owners who have meticulously elevated an already high specification home into a refined design led living space. Every detail has been carefully considered with premium finishes and bespoke elements throughout. The interiors showcase a curated palette of materials and brands including 'Lusso Stone', 'Soho Lighting Co' and 'Corston Architecture', and a beautifully crafted bespoke kitchen by local specialists Wood Works. A seamless microcement floor runs across the ground level, creating a cohesive and sophisticated aesthetic that effortlessly connects each living space. At the heart of the home lies an impressive open plan kitchen/dining/family room an expansive light filled environment defined by a full wall of glazing. Designed with both form and function in mind, the bespoke kitchen draws inspiration from Scandinavian and Japanese design principles combining clean lines with natural textures. It is complemented by a suite of luxury appliances from Miele and Fisher & Paykel, making it as practical as it is visually striking. The ground floor also offers two versatile bedrooms ideal for guests, home working or additional living space, alongside a well appointed utility room. Upstairs, the property continues to impress with two generous double bedrooms and a thoughtfully redesigned family bathroom finished to maximise both comfort and space. The principal bedroom benefits from a stylish en-suite shower room, while valuable eaves storage is provided throughout. Externally, the private rear garden offers a blank canvas for landscaping, perfectly suited to complement the home's contemporary design. With the bi-fold doors fully open, the patio becomes a natural extension of the living space, ideal for entertaining or relaxing in a secluded setting. Planning permission has also been granted for a contemporary garden room offering further potential. To the front, a paved driveway provides private parking for two vehicles.



Kitchen

- » Bespoke, handcrafted kitchen with Milano oak fluted island hand painted in Farrow & Ball (Studio Green), with slim shaker oak cabinets
- » 'Calacatta Viola' marble sink run and splash back
- » Inset 'Olif' living brass sink with 'Yardley Bespoke' hand spray attachment
- » Quooker hot tap
- » Integrated 'Miele' electric combination oven and grill
- » Integrated 'Miele' steam oven
- » Integrated 'Miele' dishwasher
- » Walk in pantry with oak shelving and reeded glass panels
- » Integrated large 'Fisher & Paykel' fridge freezer
- » Centre island with white Quartz worktop and '3 layer' oak curved breakfast bar, a selection of oak fluted dovetail drawers and Corston Architecture antique brass handles
- » Inset 'Miele' induction hob with central downdraft vented extraction fan



Bathrooms

Family Bathroom

- » Natural stone tiled bath with wall mounted 'Lusso Stone' taps and hand-held shower attachment
- » Ceramic close coupled toilet
- » Cylinder fluted floor standing natural oak 'Lusso Stone' vanity with hand basin with concealed storage
- » Natural stone tiled floor



En-Suite Shower Room

- » Expansive walk in wet room with seamless natural stone tiled flooring, high-flow rainfall shower and a wall-mounted 'Lusso Stone' hand-held attachment
- » Ceramic close coupled toilet
- » Curved fluted floor standing natural oak 'Lusso Stone' vanity unit with hand basin, wall mounted 'Lusso Stone' taps and concealed storage



Specification

- » Air source heat pump
- » Contemporary 'Forcrete' microcement flooring to the entirety of the ground floor
- » Underfloor heating to the entirety of the property (wet)
- » Bespoke handcrafted kitchen by 'Wood Works Brighton'
- » 'Olif' living brass hand basins in both the Kitchen and Utility room
- » Quooker hot tap in Kitchen
- » Kitchen antique brass hardware and wall lights from 'Corston Architecture'
- » Kitchen pendant lighting from 'Soho Lighting Co'
- » 'Lusso Stone' sanitary ware and tapware to both the Family Bathroom and En-Suite Shower Room
- » Eaves storage on the first floor
- » Bespoke, handcrafted utility room by Wood Works Brighton with space and plumbing for washing machine and separate tumble dryer
- » Cloakroom with Lusso Stone hand basin, taps and w.c suite
- » Colour drenched decoration throughout
- » Granted planning permission for a contemporary Garden Room



External

The property is approached via a shingle driveway, leading to a block paved parking area providing off street parking for two vehicles. Gated side access on both sides of the house leads through to the rear garden. To the rear, a paved patio adjoins the property offering an ideal space for outdoor dining and entertaining with pathways extending around the home. The gardens wrap around three sides and are predominantly laid to lawn bordered by established evergreen hedging along the southern boundary creating a private and well defined setting.





Transport Links

Hassocks Train Station	approx. 2.1 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 9.5 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.

Western Road, Hurstpierpoint, BN6 9T

Approximate Gross Internal Area = 162.7 sq m / 1751 sq ft
(Excluding Eaves / Voids)



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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