



21 Marchants Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9UR

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Situation

A significantly updated, extended and remodelled family house boasting a modern versatile layout and set in a convenient location 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.

Having undergone a substantial programme of enlargement and reconfiguration, this impressive family home now offers beautifully balanced accommodation extending across two floors, perfectly suited to the demands of modern family living. A welcoming reception hall provides an immediate sense of space and leads through to a generous sitting room, centred around an attractive, fireplace recess. Undoubtedly the heart of the home is the superb open-plan kitchen, dining and family space spanning the rear of the property. Designed with both everyday life and entertaining in mind, this sociable area enjoys direct access to the garden and features a contemporary kitchen complete with integrated appliances, breakfast bar seating and a dedicated utility area. Adding considerable flexibility to the accommodation is a ground floor bedroom served by a stylish shower room. The first floor hosts four well-proportioned bedrooms, all served by a modern family bathroom. The principal suite is particularly impressive, benefiting from a dressing area and its own contemporary en-suite shower room. Outside, the landscaped rear garden has been thoughtfully designed to maximise enjoyment throughout the seasons. A combination of decking and paved terraces provides several areas for outdoor dining and entertaining, whilst the lawn and low-maintenance artificial grass create the perfect environment for children to play. Further practical benefits include a substantial timber workshop, covered lean-to storage and excellent external storage solutions. To the front, a sizable block paved driveway provides off-road parking for several vehicles.



Kitchen

- » Modern wall and base units
- » 'Quartz' worksurfaces with oak block modern breakfast bar
- » Inset sink
- » Inset 'Schott Ceran' induction hob with central downdraft extractor fan
- » Integrated 'Bosch' electric oven
- » Integrated 'Hisense' dishwasher
- » Space for 'Samsung' fridge freezer
- » Utility area



Bathrooms

Family Bathroom

- » Panelled shower bath with hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style
- » Tiled floor



Principal Bedroom En-Suite Shower Room

- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Tiled floor with electric underfloor heating

Ground Floor Shower Room

- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



Specification

- » Gas fired 'Worcester' boiler located in the loft space
- » Principal bedroom with walk-in dressing area and ensuite bathroom
- » Landscaped rear garden
- » External storage with a timber workshop and lean to covered storage area
- » Off street parking for several cars
- » EV Charger



External

The property is approached over a block paved driveway with parking for several vehicles along with an area of lawn to one side. Side access to the rear garden is via a timber gate where a decked terrace adjoins the rear of the patio. An area of lawn and artificial grass sit further to this with a raised stone terrace lying in one corner. There is the benefit of a substantial timber workshop located along one side of the property and a lean-to covered area on the other.





Transport Links

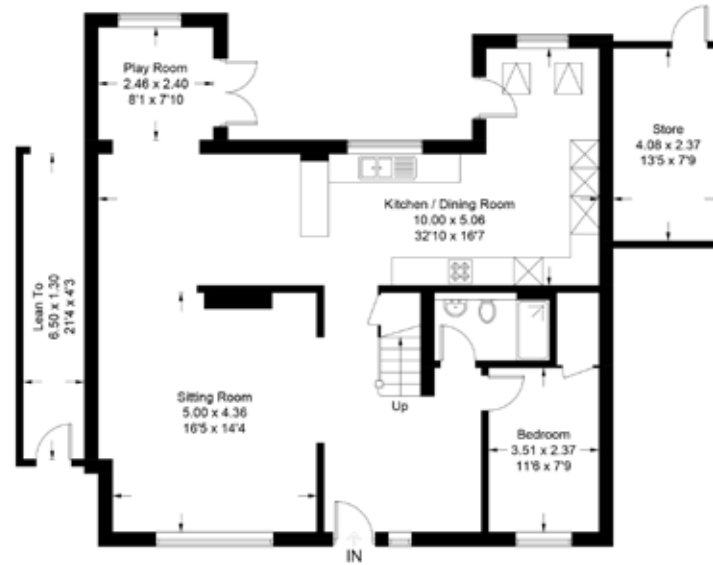
Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 9.3 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

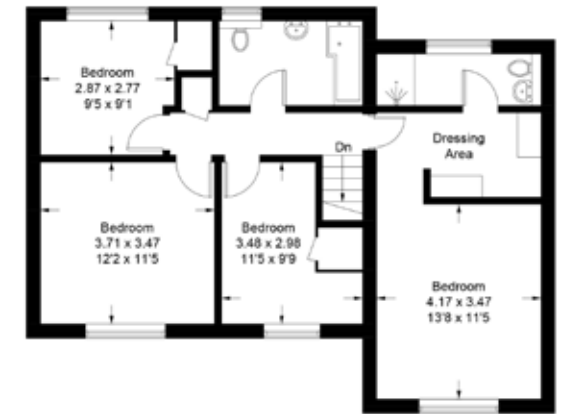
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Marchants Road, Hurstpierpoint, BN6 9UR

Approximate Gross Internal Area = 169.4 sq m / 1823 sq ft
(Excluding Lean To)
Store = 9.6 sq m / 103 sq ft
Total = 179.0 sq m / 1926 sq ft



Ground Floor



First Floor

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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