



18 The Glebe

TRINITY ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9XG

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Situation

A well presented first floor apartment, situated in a select development exclusively for the over 55's set in well maintained communal gardens and within minutes walk to the centre of the village

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

This beautifully presented first floor apartment offers bright, spacious accommodation overlooking well maintained communal gardens in an peaceful setting. Accessed via a secure entry phone system the apartment enjoys a wonderfully balanced layout, with a generous sitting room centred around an attractive bay window that draws in an abundance of natural light while providing delightful views across the landscaped grounds. The kitchen is thoughtfully designed with a range of integrated appliances and ample storage. The fully tiled shower room features a large walk-in shower, while both double bedrooms benefit from fitted wardrobe cupboards. Particularly noteworthy are the beautifully maintained communal gardens, which create an environment for residents to relax and socialise. Predominantly laid to lawn and interspersed with mature trees, established shrubs and colourful planting, the grounds provide a charming backdrop throughout the seasons with numerous seating areas to enjoy the surroundings.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset sink and drainer
- » Inset 4 ring electric hob with extractor fan over
- » Integrated 'Bosch' electric oven
- » Space for washing machine
- » Space for tumble dryer



Shower Room

- » Large walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basins
- » Heated ladder style towel radiator
- » Fully tiled walls

Specification

- » Warden assisted apartments
- » Communal gardens

External

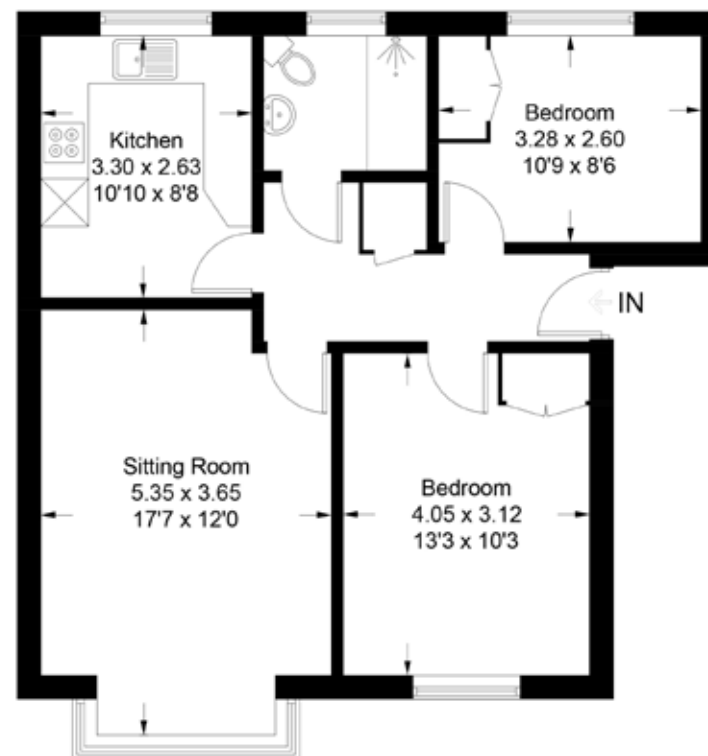
The property is approached over well maintained communal gardens comprising sizable areas of formal lawn interspersed with well stocked shrub and plant beds and a selection of established trees.





The Glebe, Trinity Road, Hurstpierpoint, BN6 9XG

Approximate Gross Internal Area = 61.0 sq m / 657 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Transport Links from 18 The Glebe

Hassocks Train Station	approx. 1.6 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 9 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.

A buyer is advised to obtain verification from the solicitor.

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