



48 The Grange

HURSTPIERPOINT | WEST SUSSEX | BN6 9FD

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Situation

A well-presented mid-terraced home, situated within a sought-after close, benefitting from a south-west facing rear garden, two allocated parking spaces and being conveniently located within a short walk of the village centre

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.

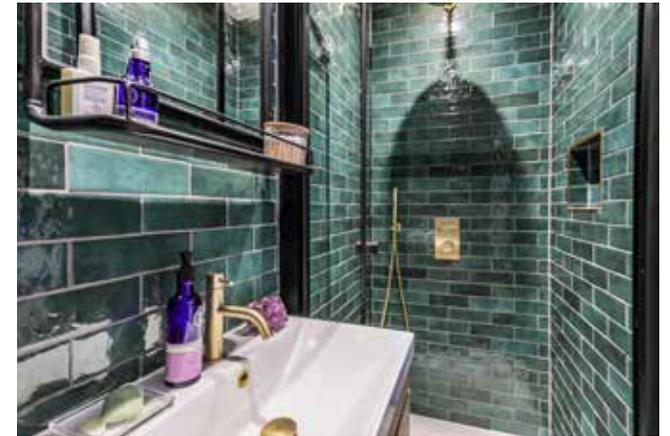
Built in 2008, 'The Grange' is a quiet and highly sought-after residential development, conveniently located within a short walk of the village centre and the local primary school. Tucked away within the development, the property has been thoughtfully updated over the years, including most recently the installation of a contemporary style family bathroom and en-suite shower room. The ground floor features a spacious sitting room with attractive Karndean flooring, which flows seamlessly through to a well-appointed kitchen/dining room, offering ample cabinetry and space for integrated appliances. Stairs rise to the first floor where there are two generous double bedrooms and a modern family bathroom. The principal bedroom benefits from its own fully tiled en-suite shower room. The property also offers excellent storage throughout. The southerly orientated rear garden enjoys plenty of natural light and features a large, paved patio, perfect for entertaining with steps rising to a lawned area. Additional external storage is provided by a timber garden shed. The property also benefits from two designated parking spaces.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring gas hob with stainless steel splash back and extractor fan over
- » Integrated electric oven
- » Space for fridge freezer
- » Space for washing machine
- » Space for dishwasher



Bathrooms

A family bathroom and en-suite shower room benefit from fully fitted white suites comprising large, fully tiled walk-in showers with hand shower attachments, Low level w.c. suites, wash hand basins and heated ladder style towel radiators.



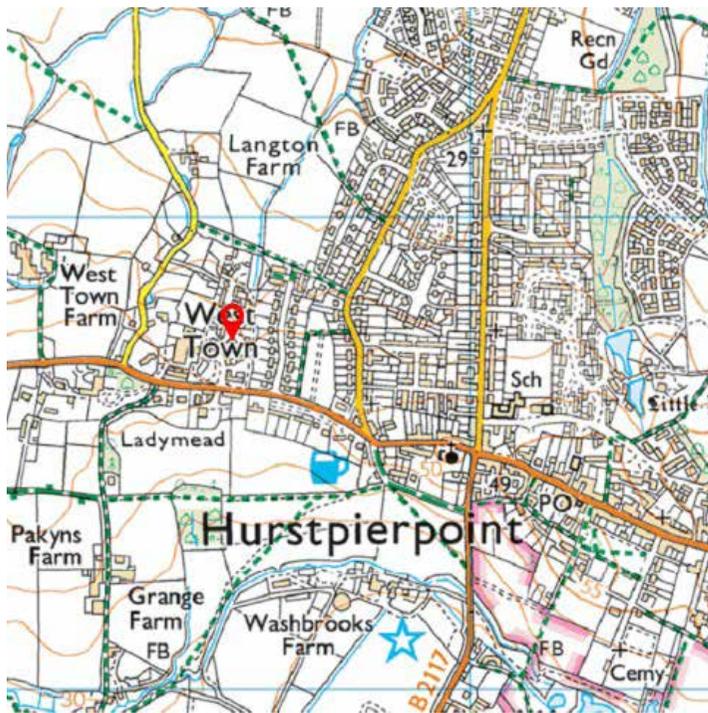
Specification

- » Wall mounted gas fired boiler
- » South-west facing rear garden
- » Two designated parking spaces

External

The property is approached via a paved pathway leading to the front door, with an area of artificial lawn to one side for ease of maintenance. A timber gate provides access to the rear garden, where a generous paved patio adjoins the rear of the property, creating an ideal space for outdoor seating and entertaining. Steps rise to a lawned area bordered by well-stocked shrub and plant beds, along with a timber shed providing useful external storage. The property also benefits from two designated parking spaces around the corner from the property.





The Grange, Hurstpierpoint, BN6 9GD

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Transport Links from 48 The Grange

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 9.4 miles
Gatwick Airport	approx. 19 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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