



41 Orchard Way

HURSTPIERPOINT | WEST SUSSEX | BN6 9UB

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# Situation

A stylishly extended detached bungalow with outstanding eco credentials, set within landscaped gardens and offering excellent private parking

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.

Tucked away at the end of a quiet and highly sought after cul-de-sac, this beautifully extended detached bungalow has been comprehensively refurbished to create a stylish and energy efficient home of rare quality achieving an exceptional A-rated EPC. The property offers versatile accommodation arranged over two floors, thoughtfully designed to suit both modern family living and flexible lifestyles. At its heart lies an impressive open plan kitchen/breakfast room featuring a vaulted ceiling that enhances the sense of space and light with doors opening seamlessly onto the rear terrace ideal for indoor-outdoor living and entertaining. A well proportioned sitting room to the front provides a more intimate retreat. The ground floor further benefits from two bedrooms, served by a contemporary family bathroom, while the first floor hosts two additional bedrooms, each enjoying en-suite shower rooms and large walk in loft space. There is underfloor heating throughout the property on both floors. A particular highlight of the home is its commitment to sustainability, with an array of eco-conscious features including an air source heat pump, solar panels and battery storage, delivering both environmental and long-term cost benefits. Outside, the private rear garden offers an excellent setting for entertaining with a generous paved terrace overlooking a well maintained lawn. To the front, a driveway and shingle area provide off street parking for several vehicles, complemented by a range of useful external storage.



# Kitchen

- » Hi-gloss wall and base units
- » Inset stainless steel sink and drainer
- » Inset 'Zanussi' 4 ring induction hob
- » Fitted 'Zanussi' electric oven
- » Integrated 'Zanussi' slimline dishwasher
- » Space for washing machine



# Bathrooms

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## Ground Floor Bathroom

- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator



## Principal Bedroom En-Suite Shower Room

- » Large walk in shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

## Bedroom Two En-Suite Shower Room

- » Shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



# Specification

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- » Air source heat pump
- » Photovoltaic solar panels
- » Battery storage
- » 'A rated' EPC rating
- » Underfloor heating throughout the property on both floors
- » All 'Velux' windows are triple glazed
- » Versatile layout over two floors
- » External Utility Room housing heating controls, hot water cylinder, wash hand basin and space for washing machine and tumble drier
- » Metal store housing solar panels inverter and storage battery incorporating further useful storage
- » Private rear garden
- » Driveway with off street parking for three cars



# External

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The property is approached via a shingle driveway providing off street parking complemented by additional parking to the side. A timber gate leads through to the rear garden where a generous paved terrace adjoins the house perfectly positioned for outdoor entertaining. Beyond, the garden is mainly laid to lawn, enclosed by Griselinia hedging that offers a good degree of privacy and a pleasing green backdrop.





## Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 19 miles

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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.

## Orchard Way, Hurstpierpoint, BN6 9UB

Approximate Gross Internal Area = 153.5 sq m / 1652 sq ft  
 Outbuildings / Boiler Room = 10.7 sq m / 115 sq ft  
 Total = 164.2 sq m / 1767 sq ft



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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