



4 Barter Close

HURSTPIERPOINT | WEST SUSSEX | BN6 9FS

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Situation

A modern semi detached home with a west facing garden, detached garage and driveway forming part of an exclusive development of just six properties

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocer, 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 2014 by Hillreed Homes and forming part of an exclusive development of just six houses, this well-proportioned 3 bedroom semi-detached home presents an excellent opportunity for a purchaser to update and personalise a modern village property to their own taste. The accommodation extends to a generous sitting room and a kitchen/breakfast room with double doors opening onto the rear garden together with a cloakroom/W.C. and useful storage cupboards on the ground floor. Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by two further bedrooms and a family bathroom. Outside, the west facing rear garden provides a private space to enjoy the afternoon and evening sun, whilst a driveway and garage with up-and-over door complete the practical appeal of this property.



Overview

Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring 'Electrolux' gas hob with extractor over
- » Fitted electric oven under
- » Fitted 'Electrolux' dishwasher
- » Fitted 'Electrolux' washing machine



Bathrooms

A family bathroom and en-suite shower room with fully fitted white suites comprising a panelled bath, fully tiled shower cubicle with wall mounted shower and glazed door, low level w.c. suites, pedestal wash hand basins and a heated ladder style towel radiator.

Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the kitchen
- » West facing rear garden
- » Detached garage with electric up and over door



External

The property is approached via a paved pathway bordered by an area of lawn and well stocked flower and shrub beds. A tarmacadam driveway to the side of the property provides off street parking and access to the garage. To the rear, a generous paved terrace adjoins the house, creating an ideal space for outdoor dining and entertaining whilst the remainder of the garden is laid principally to lawn. Positioned at the far end of the garden, a timber garden shed provides useful external storage.





Transport Links

Hassocks Train Station	approx. 2.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 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.

Barter Close, Hurstpierpoint, BN6 9FS

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft

Garage = 16.8 sq m / 181 sq ft

Total = 109.9 sq m / 1183 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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