



## 8 Trinity Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9UY

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# Situation

A wonderfully light and well balanced home set in a convenient location with a south facing rear garden just moments from 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.

Tucked away at the end of a peaceful cul-de-sac, this well maintained home enjoys a highly convenient position just a short walk from the village centre, local primary school and health centre. Thoughtfully arranged and filled with natural light, the accommodation offers an excellent balance of comfortable living space and practicality. The ground floor has two reception rooms with the welcoming sitting room at the front of the house flowing through to a dining room. The kitchen is fitted with a range of integrated appliances and further benefits from a useful pantry cupboard, while to the rear a wonderfully bright conservatory provides an additional reception space with attractive views across the south facing garden. Upstairs, there are three well proportioned bedrooms served by a modern shower room. Outside, the private rear garden enjoys a sunny southerly aspect and is predominantly laid to lawn, interspersed with mature palms creating a subtly mediterranean feel. To the front, a further area of lawn sits alongside a driveway providing off street parking for two vehicles and access to the garage.



# Overview

## Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset 4 ring gas hob
- » Integrated electric oven
- » Space for washing machine
- » Space for tumble dryer



## Bathroom

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator



## Specification

- » Wall mounted gas fired boiler
- » South facing rear garden
- » Garage



## External

The property is approached via a tarmac driveway providing off street parking for two vehicles and access to the garage, bordered by a neatly maintained front lawn. To the rear, a curved paved terrace adjoins the house creating an ideal space for outdoor entertaining, beyond which stretches a south facing lawn interspersed with established palm trees. A useful pedestrian door provides direct access to the garage.





## Trinity Road, Hurstpierpoint, BN6 9UY

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 106.5 sq m / 1146 sq ft

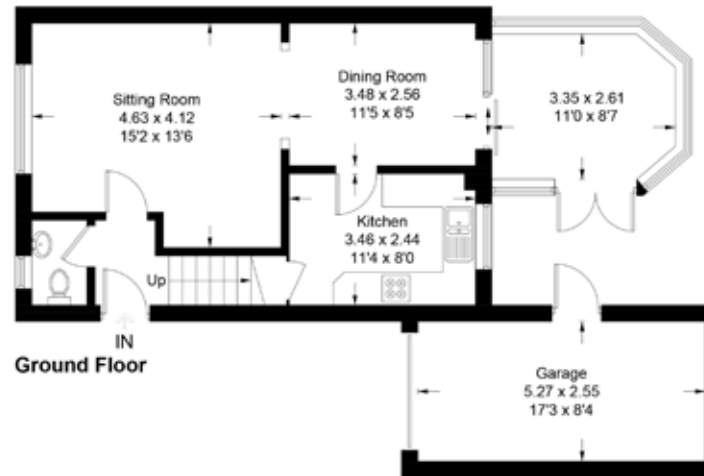


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2026

## Transport Links

Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9 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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