



102 College Lane
HURSTPIERPOINT | WEST SUSSEX | BN6 9AJ

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Situation

A spacious well extended and versatile family home with scope for further enlargement, boasting a sizable west facing rear garden and attached garage

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.

An attractive and deceptively spacious chalet style bungalow set in an exceptional west facing plot along a sought after road within the village, offering both immediate comfort and exciting scope for further enlargement (subject to any necessary consents). Having been extended over time, the property provides a highly versatile layout. The ground floor is currently arranged with three well proportioned bedrooms, served by a family bathroom, while the principal living space has been beautifully enhanced to the rear. Here, light filled reception rooms enjoy a seamless connection to the west facing garden via two sets of sliding doors creating an ideal setting for both everyday living and entertaining. The kitchen, fitted with a range of integrated appliances flows openly into a generous sitting/family room, complemented by a separate utility room and cloakroom. From here, stairs rise to the first floor where a substantial principal bedroom is accompanied by a shower room. Externally, the property truly excels, with a broad paved terrace adjoining the rear, perfectly positioned to enjoy the afternoon and evening sun and effortlessly extending the living space outdoors. The gardens are beautifully maintained, predominantly laid to lawn, interspersed with mature, seasonally colourful planting. A timber summer house with its own seating area provides a charming additional space to relax or work, while a large workshop and further outbuildings offer excellent storage and flexibility. To the front, a recently resurfaced driveway provides ample off street parking and access to the attached garage.



Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Inset electric hob
- » Integrated 'Bosch' dishwasher
- » Integrated fridge
- » Integrated 'Beko' electric oven
- » Tiled floor



Bathrooms

Ground Floor Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with a selection of drawers under
- » Heated ladder style towel radiator
- » Tiled floor



First Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin with cupboards under



Specification

- » Gas fired boiler located in the first floor linen cupboard
- » Useful utility room
- » Sizable west facing rear garden
- » Jacuzzi bath
- » Timber summer house with paved patio
- » Sizable timber workshop
- » Driveway with parking for several cars
- » Attached garage
- » Scope to further enlarge (stnc)



External

The property is approached via a recently re-surfaced tarmacadam driveway, providing generous parking for several vehicles and creating an immediate sense of space upon arrival. To one side, a thoughtfully arranged area of specimen trees set in stone chippings offers an attractive, low maintenance frontage while a metal gate provides convenient access through to the rear garden. The rear garden has been carefully designed to offer both enjoyment and practicality. A substantial paved terrace spans the back of the house, perfectly positioned to take advantage of the desirable west facing aspect and ideal for outdoor dining and entertaining. A contemporary jacuzzi, complete with power and plumbing is discreetly set to one corner. Beyond, a broad expanse of lawn extends away from the property bordered by well stocked planting beds and a variety of mature shrubs, creating both colour and privacy. A raised sleeper bed provides an excellent space for kitchen gardening, while further along, a charming timber summer house with its own paved seating area offers a peaceful retreat to enjoy the garden throughout the day. To the rear, a rose covered trellis and archway lead through to a more functional garden area, where a substantial timber workshop is complemented by two timber garden sheds and a greenhouse along with further raised beds, ideal for keen gardeners or those seeking versatile outdoor space.





College Lane, Hurstpierpoint, BN6 9AJ

Approximate Gross Internal Area = 173.9 sq m / 1872 sq ft
 Outbuildings = 43.5 sq m / 468 sq ft
 Total = 217.4 sq m / 2340 sq ft



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

Transport Links

Hassocks Train Station	approx. 1.3 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.3 miles
Brighton	approx. 8.8 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.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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