



66 Iden Hurst

HURSTPIERPOINT | WEST SUSSEX | BN6 9YJ

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Situation

A well presented detached house set in a popular development within Hurstpierpoint benefiting from a larger than average plot and 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 is also a range of revered state and private schools locally.

Occupying a desirable position within the sought-after Bramble Park development, this beautifully presented detached family home combines generous living accommodation with a larger than average plot and a glorious open aspect onto ancient woodland. Designed with modern family living in mind, the accommodation is both spacious and versatile. A welcoming entrance hall leads to a generous sitting room, whilst a separate study provides the perfect space for home working. Undoubtedly the heart of the home is the impressive open-plan kitchen and dining room spanning the rear of the property, fitted with a range of integrated appliances and enjoying delightful views over the garden, creating an ideal setting for both everyday family life and entertaining. A useful utility/cloakroom adds further practicality. The first floor offers four well-proportioned double bedrooms and a contemporary family bathroom. The principal suite benefits from fitted storage and a modern en-suite shower room. The rear garden is a particular feature of the property, being noticeably larger than many found within the development and provides the perfect backdrop for an extension (stnc). Predominantly laid to lawn and complemented by an expansive decked terrace, it provides the perfect space for entertaining and family enjoyment. To the side, a private driveway provides off road parking for a couple of vehicles and leads to the garage.



Kitchen

- » Modern wall and base units
- » Inset sink and drainer
- » Inset 5 ring 'Hotpoint' gas hob with extractor fan over
- » Inset 'Hotpoint' electric oven
- » Integrated fridge freezer
- » Integrated dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with centre mounted taps
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



Principal En-Suite Shower Room

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



Specification

- » Wall mounted 'Worcester' gas fired boiler located in the utility/cloak room
- » 'Antico' flooring to the majority of the ground floor
- » Utility/cloak room with integrated washing machine
- » Large plot
- » Open aspect onto ancient woodland
- » Driveway and garage



External

The property is approached over a paved path to the front door with lawn either side and mature hedgerow to the front. A driveway to the side of the property provides parking for two cars and access to the garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property. The garden is predominantly laid to lawn with a sizable raised decked area in one corner.





Transport Links

Hassocks Train Station	approx. 2.2 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.7 miles
Brighton	approx. 1.5 miles
Gatwick Airport	approx. 20 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.

Iden Hurst, Hurstpierpoint, BN6 9YJ

Approximate Gross Internal Area = 126.9 sq m / 1366 sq ft
Garage = 17.52 sq m / 188.58 sq ft
Total = 144.42 sq m / 1554.58 sq ft

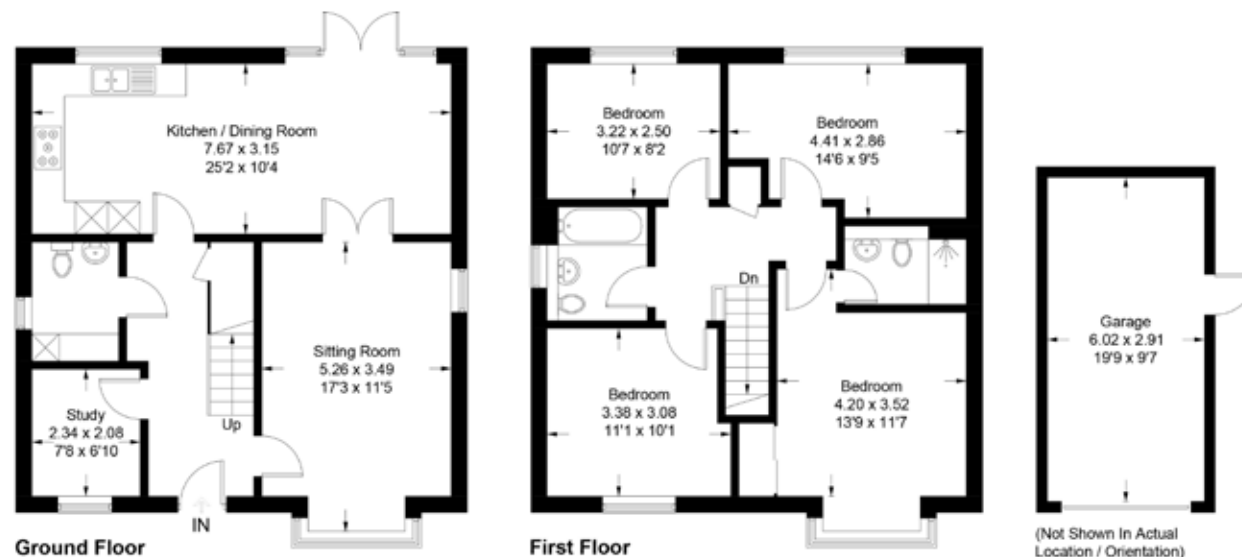


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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