



2 Pierpoint Terrace

BRIGHTON ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9TR

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Situation

An elegant Victorian terrace positioned in the very heart of the village, moments from the High Street

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.

Situated just moments from the heart of the village, this beautifully presented Victorian terrace combines period charm with thoughtfully considered modern living, placing a wealth of amenities quite literally on the doorstep. The property has been extended and meticulously updated, yet retains the character and warmth of its era. The sitting room is particularly inviting, centred around a striking open fireplace and enhanced by an elegant bay window that draws in natural light. To the rear, the house opens effortlessly into a superb open plan arrangement, where the sitting and dining areas flow seamlessly into the kitchen perfectly suited to contemporary lifestyles. The kitchen itself forms the true hub of the home, featuring a vaulted ceiling that enhances both light and volume alongside a range of integrated appliances. A subtle step down into the space creates an ideal setting for both everyday living and entertaining. Upstairs, two well proportioned double bedrooms are served by a stylishly updated family bathroom, completing the internal accommodation. Outside, the private rear garden has been thoughtfully designed for ease of maintenance, fully brick paved with raised well stocked shrub and plant beds.



Overview

Kitchen

- » Shaker wall and base units
- » Oak block worksurfaces
- » Inset 'Butler style' sink
- » Inset electric hob with modern extractor fan over
- » Integrated electric oven
- » Space for washing machine
- » Tiled splash back
- » Tiled floor



Bathroom

- » Tiled bath with centre mounted taps and hand shower attachment
- » Low level w.c. suite
- » Vanity bar with inset sink and cupboards under
- » Linen cupboard



Specification

- » Wall mounted gas fired boiler
- » Within minutes' walk of the High Street
- » Private rear courtyard garden

External

The property is approached via a set of brick steps rising to the front entrance. To one side, a raised front garden is thoughtfully arranged with stone and bordered by mature hedging. To the rear, a private walled garden provides a low maintenance outdoor space accessed via a timber gate. Predominantly paved, the garden has been designed with both ease of maintenance in mind, complemented by well stocked raised brick beds.





Transport Links from 2 Pierpoint Terrace

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.2 miles
Brighton	approx. 8.8 miles
Gatwick Airport	approx. 19.5 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.

Pierpoint Terrace, Brighton Road, Hurstpierpoint, BN6 9TR

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft

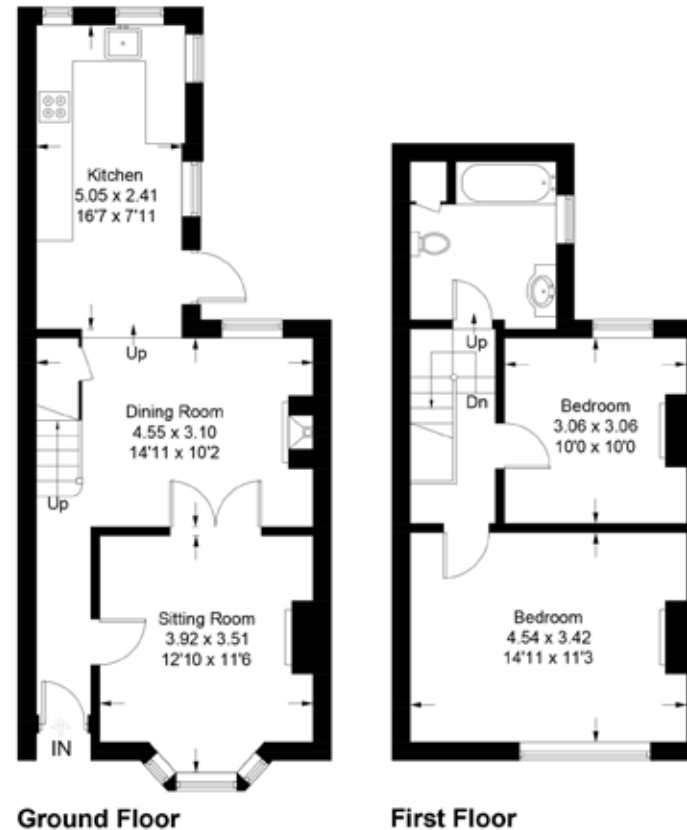


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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