



Greenways

CHURCH FIELDS | HURSTPIERPOINT | WEST SUSSEX | BN6 9TU

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Situation

A sizable semi detached family house, arranged over 3 floors having unprecedented, panoramic views of the South Downs and being within a minute's walk of the centre of the village

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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.

Occupying a highly sought after position in the heart of this thriving village, Greenways is a substantial and beautifully arranged home offering generous accommodation, off-street parking and truly exceptional elevated views of the South Downs, all within a minute's walk of the village centre. The ground floor provides a wealth of versatile living space centred around a spacious kitchen/breakfast room complemented by a useful utility room and a ground floor cloakroom/w.c. Of particular note is the open plan sitting/dining room flooded with natural light and enjoying breathtaking uninterrupted panoramic views across the South Downs National Park. There are five bedrooms arranged over the first and second floors, including a shower room and a well appointed bathroom. Both south facing bedrooms are perfectly positioned to take full advantage of the outstanding outlook. The property is framed by attractive and private gardens to both the front and rear, combining paved terrace areas ideal for entertaining with expanses of lawn all bordered by well stocked shrub and plant beds. There is also the benefit of a garage and car port providing off street parking.



Kitchen

- » Shaker style wall and base units including glass fronted display cabinets
- » Granite work surfaces
- » Inset ceramic sink and drainer
- » Gas range cooker
- » Space for fridge freezer
- » 'Bosch' fitted dishwasher
- » Tiled floor



Bathrooms

Family Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Fully tiled walls



Shower Room

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



Specification

- » Wall mounted 'Valliant' gas fired boiler located in the eaves storage of the Shower room
- » Open fireplace with timber surround, tiled inserts and a slate hearth in the sitting room
- » Oak herringbone flooring to the sitting/dining room
- » Panoramic views of the South Downs from every floor in the house along with the garden.
- » Useful utility room
- » Car port
- » Garage



External

The property is approached via a wrought iron gate to the garden on the northerly side which is predominately laid to lawn with shrub and plant borders. Steps lead down to a brick paved terrace with side access to the south facing section of garden. A further paved terrace adjoining the front of the property with steps down to and area of lawn transacted with a paved path through the middle leading to the front gate.





Transport Links

Hassocks Train Station	approx. 1.9 miles
Haywards Heath Train Station	approx. 7.2 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 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.

Church Fields, Hurstpierpoint, BN6 9TU

Approximate Gross Internal Area = 195.4 sq m / 2103 sq ft

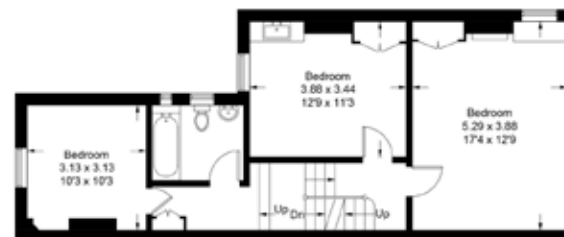
Garage / Garden Room = 23.1 sq m / 249 sq ft

Total = 218.5 sq m / 2352 sq ft

(Including Eaves / Excluding Car Port)



Second Floor



First Floor



Ground Floor

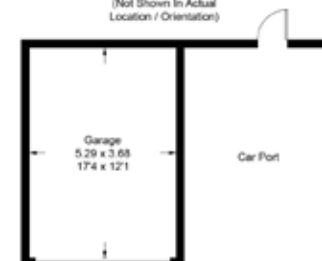
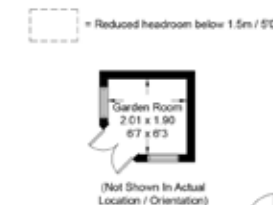


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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