



57 Hassocks Road  
HURSTPIERPOINT | WEST SUSSEX | BN6 9QL

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# Situation

A lovely semi-detached Victorian house with separate home office/studio in the rear garden. The garden has two separate patio areas to catch both the morning and evening sun.

The house itself has three floors, with all rooms being a generous size.

An elegant lounge/sitting room is at the front of the house, and a dining room to the back, featuring a parquet floor and cupboard space. The large kitchen is on this floor, which leads to a garden room and the back garden. There is also a small cellar.

On the second floor is a spacious bathroom, with basin, bath, toilet and shower, separate toilet and basin, the main bedroom and the double second bedroom.

The third floor consists of a third bedroom (currently used as an office) and the loft room/bedroom four has plenty of under eaves built in storage.

The house is within walking distance of both Hassocks train station and Hurstpierpoint High Street. Amongst other independent shops, the High Street has a deli, greengrocer, butcher, baker, Co-Op, three pubs, a theatre, several coffee shops, a wine bar and a fine dining restaurant.

St Lawrence primary school is nearby, as is Hurstpierpoint College.



# Overview

## Kitchen

- » Wall and base units
- » Granite breakfast bar
- » Inset sink
- » Slimline dishwasher
- » Space for gas cooker
- » Space for fridge freezer
- » Quarry tiled floor



## Bathroom

- » Panelled bath
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Inset wash hand basin with cupboards under
- » Separate low level w.c. suite



## Specification

- » Gas fired boiler located in the kitchen
- » Sizable studio in the rear garden
- » Off street parking for 2 vehicles

## External

The property is approached via a combination of block paving and a shingle driveway providing off road parking for two vehicles. Wrought iron gated side access leads through to the beautifully arranged rear garden where a generous terrace adjoins the house. The garden itself is predominantly laid to lawn and framed by well stocked borders filled with a variety of mature shrubs and seasonal planting. Positioned at the far end of the garden, a substantial timber studio offers excellent versatility and is complemented by an additional block paved terrace to the front.





## Transport Links

Hassocks Train Station	approx. 1.1 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

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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.

## Hassocks Road, Hurstpierpoint, BN6 9QL

Approximate Gross Internal Area = 165.1 sq m / 1777 sq ft  
 Garden Studio = 14.5 sq m / 156 sq ft  
 Total = 179.6 sq m / 1933 sq ft

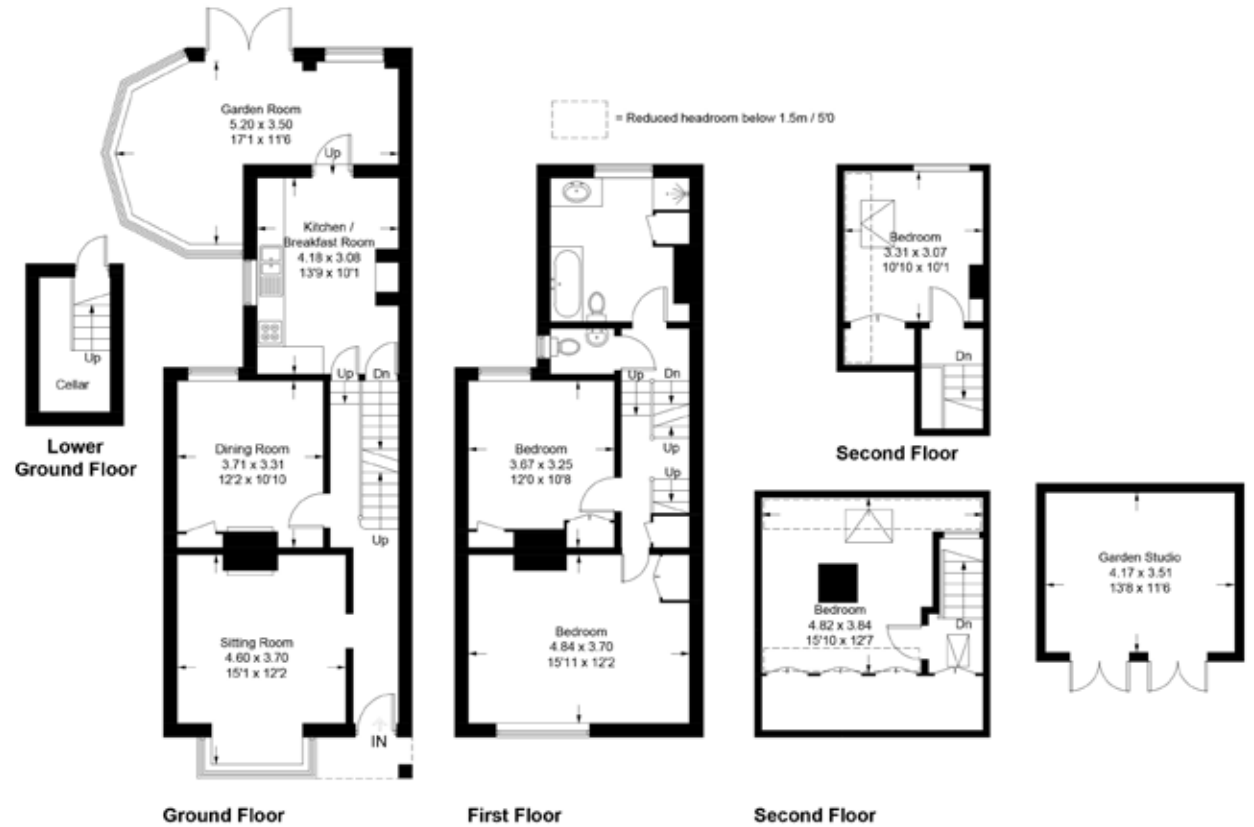


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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