



39 Iden Hurst

HURSTPIERPOINT | WEST SUSSEX | BN6 9XZ

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Situation

A well presented detached house set in a popular development within Hurstpierpoint benefiting from a wonderfully landscaped rear garden, garage and off street parking

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.

Nestled within the ever popular 'Bramble Park' development, this beautifully presented detached family home offers well balanced accommodation ideally suited to modern family living. A welcoming entrance hall leads through to a generous sitting room, whilst a separate study provides an ideal space for home working. 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 a wonderful outlook along with patio doors out onto the rear terrace, creating the perfect setting for both everyday life and entertaining. A useful utility/cloakroom adds further practicality to the ground floor. The first floor provides four well proportioned double bedrooms together with a contemporary family bathroom. The principal bedroom enjoys fitted storage and a modern en suite shower room. A particular highlight of the property is the beautifully landscaped rear garden. Thoughtfully designed to create a series of distinct outdoor spaces, it offers a wonderful extension to the living accommodation and a setting rarely found within the development. Carefully planted borders, attractive seating areas and generous terraces combine to create a garden that is as suited to entertaining as it is to quiet enjoyment offering colour, texture and interest throughout the seasons. To the side, a private driveway provides off road parking for several 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 'Indesit' 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



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 'Potterton' boiler located in the kitchen
- » Wonderfully landscaped rear garden
- » Garage with remote roller door
- » Driveway with parking



External

The property is approached via a paved pathway leading to the front door with a driveway providing off road parking for a couple of vehicles and access to the garage. A particular feature of the property is the beautifully landscaped rear garden with a generous paved terrace and focal water feature creating a wonderfully private setting for outdoor dining and entertaining. A charming rose covered archway draws you through to the main garden where a central area of lawn is framed by thoughtfully designed planting and a series of additional terraces positioned to capture the sun throughout the day. Richly stocked borders provide colour and seasonal interest. A pedestrian door provides convenient access to the garage.





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

Consumer protection from unfair trading regulations 2008

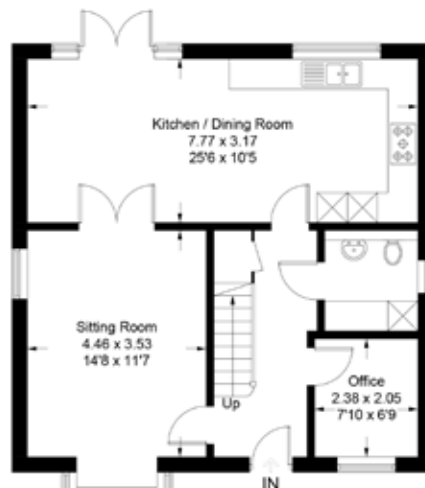
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Iden Hurst, Hurstpierpoint, BN6 9XZ

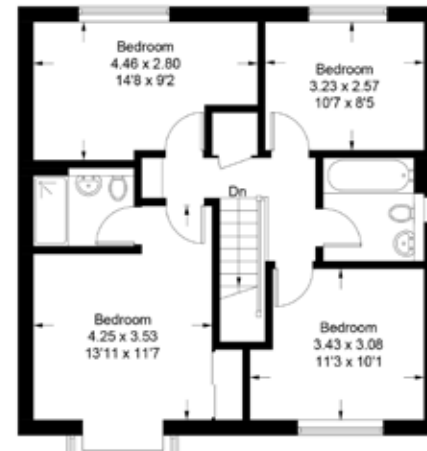
Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft

Garage = 17.8 sq m / 191 sq ft

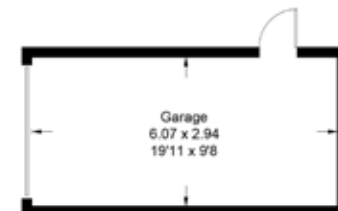
Total = 142.5 sq m / 1533 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

A buyer is advised to obtain verification from the solicitor.

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