



## 66 Wickham Hill

HURSTPIERPOINT | WEST SUSSEX | BN6 9NP

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# Situation

An impeccably presented and beautifully reimagined detached residence with private, landscaped gardens and a versatile studio, ideally positioned within easy reach of the mainline station

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.

Originally dating from the 1930s, this exceptional detached residence has been significantly extended and beautifully modernised to create a stylish family home that effortlessly blends period character with contemporary luxury. Arranged over three floors, the accommodation offers an excellent balance of elegant entertaining space and relaxed everyday living. At the heart of the home is a stunning kitchen, dining and family room, featuring bespoke cabinetry, silestone worktops, integrated appliances and underfloor heating. French doors open onto the terrace, creating a seamless connection between the house and garden. The triple aspect sitting room also enjoys access to the garden and centres around a contemporary log effect gas fire, while a formal dining room provides the perfect setting for entertaining. The bedroom accommodation is equally impressive. The principal suite incorporates a dressing area and luxurious en-suite bathroom, whilst two further bedrooms occupy the first floor, one with its own en-suite shower room. The second floor is dedicated to a spacious and versatile suite with living and sleeping areas, a dressing room and shower room, ideal for guests, multi-generational living or working from home. The beautifully landscaped gardens are a particular highlight, combining manicured lawns, colourful borders and an attractive terrace ideal for outdoor dining and entertaining. Thoughtfully designed lighting enhances the atmosphere after dark, while the garden enjoys an excellent degree of privacy despite the property's convenient location. A detached, insulated outbuilding currently serves as a gym but could equally function as a home office, studio or games room. Approached via electronically operated timber gates, the brick-paved driveway provides ample parking for several cars, complemented by a central water feature and mature planting.



# Kitchen

- » Shaker style wall and base units
- » Silestone worksurfaces
- » Inset double 'Butler style' sink
- » Range cooker with extractor fan over
- » Integrated dishwasher
- » Space for fridge freezer
- » Fitted wine cooler
- » Underfloor heating



# Bathrooms

## Principal En-Suite Bathroom

- » Free standing bath with wall mounted taps
- » Large fully tiled, walk in shower with hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with selection of drawers under
- » Heated ladder style towel radiator
- » Tiled floor with underfloor heating



## En-Suite Shower Room

- » Large walk in shower with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with a selection of drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating

## Second Floor En-Suite Shower Room

- » Fully tiled shower cubicle
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin with a selection of drawers under
- » Tiled floor



# Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Underfloor heating in the kitchen
- » Electric underfloor heating in the en-suite bathroom on the first floor
- » Sizable double aspect principal suite with dressing rear and en-suite facilities
- » Sizable studio with light and power
- » Private landscaped gardens
- » Twin electronically controlled entrance gates
- » Sizable driveway with parking for several cars



# External

The property is approached via electronically operated twin timber gates, opening onto a generous block paved driveway centred around an attractive water feature, creating an impressive first impression. A lawned frontage and mature planting enhance the sense of privacy, while to the side of the house a substantial detached studio, complete with power and lighting offers excellent versatility as a gym, home office or creative workspace. To the rear, a spacious paved patio provides the perfect setting for outdoor dining and entertaining, overlooking beautifully landscaped gardens. A manicured central lawn is framed by thoughtfully designed borders, richly stocked with colourful shrubs, plants and specimen trees, while mature planting around the boundaries creates a wonderfully private and secluded setting.





## Transport Links

Hassocks Train Station	approx. 0.7 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 7.7 miles
Gatwick Airport	approx. 21 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.

## Wickham Hill, Hassocks, BN6 9NP

Approximate Gross Internal Area = 248.7 sq m / 2677 sq ft  
 Gym / Office = 13.8 sq m / 148 sq ft  
 Total = 262.5 sq m / 2825 sq ft  
 (Excluding Eaves)



A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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