



1 Pierpoint Terrace

BRIGHTON ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9TR

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Situation

A charming and much improved Victorian end of terrace cottage situated in a central village location within minutes' walk of the High Street and The National Parkland

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocer, 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 off the centre of the village, this quaint Victorian end of terrace cottage has all the amenities the village has to offer on its doorstep. The property has been significantly improved and updated by the current owner with the addition of a new shower room, new gas fired boiler and total redecoration throughout. The ground floor provides an open plan style sitting room/dining room with a large bay window and 'Grisdale' woodburning stove with slate hearth. The kitchen with oak block work surfaces and painted shaker style units resides at the rear of the property with a door leading to the courtyard garden. Stairs lead to the first floor where there are 2 double bedrooms along with a brand new family shower room with large walk in shower. The private fully walled rear garden is hard landscaped with paved and shingle areas along with a selection of raised timber vegetable beds.



Overview

Kitchen

- » Painted shaker style wall and base units
- » Oak block worksurfaces
- » Inset butler style sink
- » Inset 'Hotpoint' 4 ring electric hob
- » Space for washing machine
- » Fitted electric oven with extractor fan over
- » Fitted 'Belling' slimline dishwasher
- » Space for fridge freezer

Bathroom

- » Large walk in shower with wall mounted shower, hand shower attachment and glazed screens
- » Low level w.c. suite
- » Large modern wash hand basin
- » Heated towel radiator
- » Half tiled walls

Specification

- » Recently fitted wall mounted 'Ideal' gas fired boiler
- » Recently fitted modern shower room
- » Private courtyard garden

External

The property is approached via brick steps leading to the front door flanked to one side by a dwarf picket fenced area of shingle. The fully walled and very private rear garden is accessed via a timber gate and is hard landscaped with a combination of brick paving and areas of shingle. There is a selection of raised and floor level timber vegetable beds.





Transport Links from 1 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, Hurstpierpoint, BN6 9TR

Approximate Gross Internal Area = 72.1 sq m / 776 sq ft

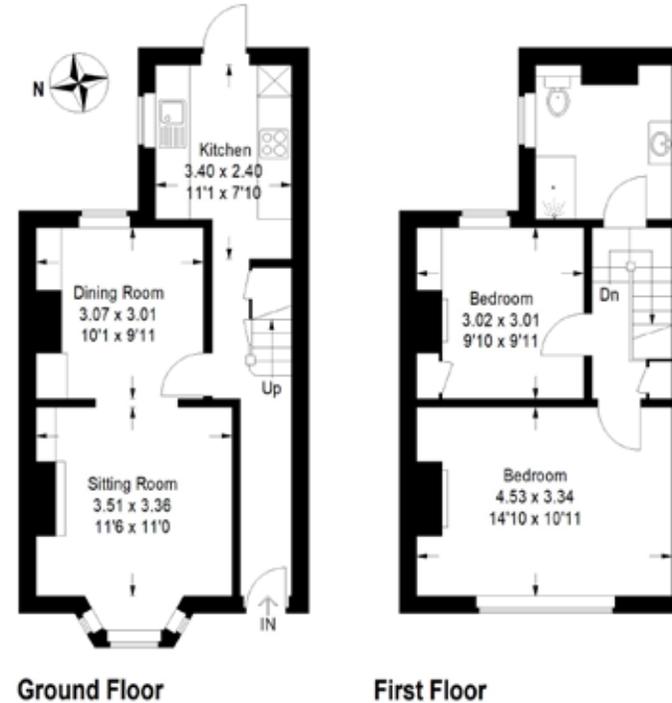


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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