



5 Trinity Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9UY

Chatt  
estates



# Situation

A recently refurbished, extended and remodelled semi detached house, centrally positioned within easy walk of the heart of the village with a private 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 are also a range of revered state and private schools locally.

This beautifully refurbished and thoughtfully extended home has been finished to an exceptional standard throughout and enjoys a highly convenient position within easy walk of Hurstpierpoint's sought after High Street, doctor's surgery and primary school. The impressive split-level kitchen/dining room is a particular highlight, filled with natural light and enhanced by a vaulted ceiling and bi-fold doors opening directly onto the rear garden. The kitchen features contemporary cabinetry, a comprehensive range of integrated appliances and generous storage, creating a stylish yet highly functional space. Adjoining the kitchen is a well-appointed utility room with inset sink, drainer and additional useful storage. To the front of the property, the elegant sitting room benefits from a large bay window providing a welcoming and comfortable reception space. Stairs rise to the first floor where three well-proportioned bedrooms are arranged off the landing, complemented by a modern family shower room. The west facing rear garden can be accessed via the side of the house or directly from the dining area and offers an attractive outdoor setting. A paved terrace, ideal for entertaining leads on to a lawned garden framed by mature planting and established shrubs. To the front, a shingle driveway provides off street parking and there is the additional benefit of a garage.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Inset ceramic butler style sink and drainer
- » Inset 'Karlson' induction hob with 'Cookology' extractor fan over
- » Integrated 'Karlson' double oven
- » Integrated 'Bosch' fridge
- » Integrated 'Bosch' freezer
- » Integrated 'Zanussi' dishwasher



## Bathroom

- » Walk in shower with wall mounted hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers below
- » Heated ladder style towel radiator



## Specification

- » Gas fired boiler
- » West facing rear garden
- » Garage and driveway with off street parking

## External

The property is approached via a shingle driveway providing generous off street parking. The rear garden is accessed via a timber gate and has been thoughtfully arranged to create an excellent space for outdoor entertaining. A paved terrace leads to a central lawn bordered by well established shrubs and mature trees with two further paved seating areas positioned to enjoy the garden throughout the day. In addition the property benefits from a garage fitted with an up and over door.







## Transport Links

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. 6 miles
Brighton	approx. 9.5 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.

## Trinity Road, Hurstpierpoint, BN6 9UY

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 114.0 sq m / 1227 sq ft

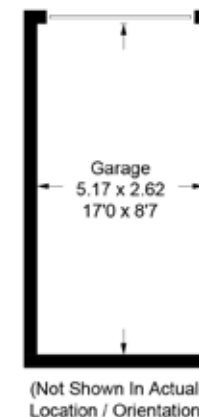
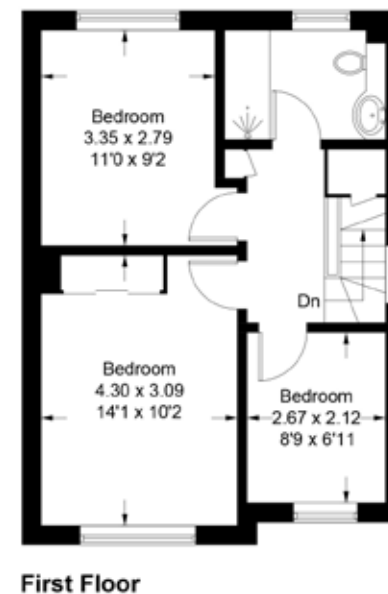
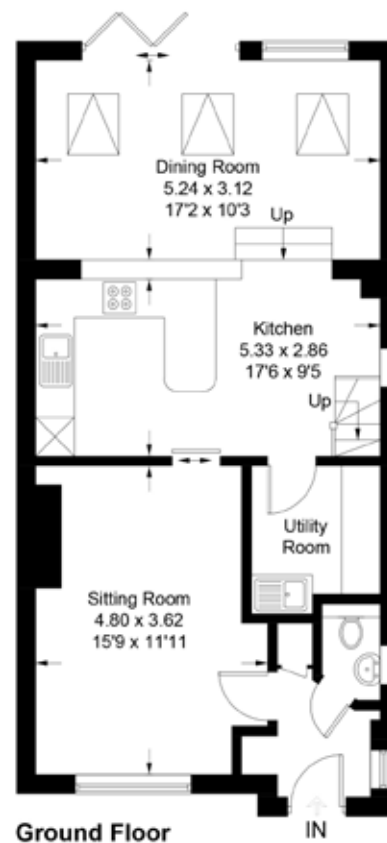


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

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.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPPOINT | WEST SUSSEX | BN6 9PU

**Chatt**  
estates