



43 Orchard Way

HURSTPIERPOINT | WEST SUSSEX | BN6 9UB

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# Situation

**A well-presented detached bungalow set in a large corner plot surrounded by landscaped gardens, set in a convenient location with off street parking and scope for enlargement**

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.

Situated at the end of a quiet and popular cul-de-sac on a generous corner plot, this well-maintained detached bungalow offers spacious and well-appointed accommodation throughout. The double-aspect sitting room is filled with natural light and features an attractive brick fireplace as its focal point. To the rear of the property is a well-equipped kitchen/dining room, fitted with a range of cabinetry, integrated appliances, and a useful pantry cupboard. A large conservatory adjoins the rear of the property, enjoying pleasant views over the garden and provides an additional space in which to relax or entertain. The accommodation is flexible and is currently arranged with three double bedrooms, the principal bedroom benefitting from fitted wardrobe cupboards. The bedrooms are serviced by a family bathroom and a separate w.c./cloakroom. The rear garden is beautifully landscaped and enjoys a high degree of privacy, offering several areas for relaxing and entertaining. A well-kept lawn winds through palm planting and well-stocked shrub and plant beds, creating an attractive and mature setting. Three summer houses are thoughtfully positioned throughout the garden, while a number of timber sheds provide excellent external storage. A driveway to the side of the property provides off-street parking for two vehicles and leads to a detached garage.



# Overview

## Kitchen

- » Wall and base units
- » Inset 'Butler' style sink
- » Inset 'Whirlpool' 4 ring gas hob
- » 'New World' extractor fan over
- » Integrated dishwasher

## Bathroom

- » Panelled bath with traditional taps and hand shower attachment
- » Wall mounted shower
- » Wash hand basin
- » Heated ladder style towel radiator
- » Separate cloakroom with low level w.c. suite

## Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Private rear landscaped garden
- » Off street parking for three vehicles

## External

The property is approached over an area of shingle leading to the front door, flanked on one side by mature palm trees. The driveway runs along the side of the property, providing parking and access to the detached garage. Side access to the rear garden is via a timber gate, where a raised terrace provides an ideal seating area and houses a timber summer house. Beyond, the garden gently steps down and is predominantly laid to lawn, interspersed with striking palm trees and mature shrub beds. Two further summer houses are positioned within the garden, along with a pair of timber sheds providing useful external storage.





## Orchard Way, Hurstpierpoint, BN6 9UB

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft  
 Outbuildings = 32.5 sq m / 350 sq ft (Including Garage)  
 Total = 138.3 sq m / 1489 sq ft



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

## Transport Links from 43 Orchard Way

Hassocks Train Station	approx. 2.1 miles
Haywards Heath Train Station	approx. 8.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.8 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 18.6 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.

A buyer is advised to obtain verification from the solicitor.

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