



11 Lamb Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9ZA

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Situation

An immaculately presented and thoughtfully improved modern detached home, benefitting from a beautifully landscaped west-facing rear garden, ideally positioned within a convenient village setting enjoying a wonderful rural outlook

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.

Having been completed in late 2021 as part of the final phase of the flagship Bramble Park development, this impressive and spacious family home enjoys a glorious outlook across neighbouring farmland. Extending to approximately 3,000 sq ft, the property offers beautifully balanced accommodation arranged over two floors. Built to an exacting standard with high-quality, luxury appliances, the current owners have further enhanced the home with thoughtful upgrades including plantation shutters throughout, oak and porcelain flooring, and a stunning contemporary landscaping scheme to the rear garden. The ground floor provides an exceptional amount of reception space, comprising four versatile reception rooms. A generous sitting room flows seamlessly into the expansive kitchen/breakfast/dining room, which spans the full width of the rear of the property and has become the true hub of the home. The kitchen is fitted with a comprehensive range of integrated luxury appliances and is complemented by a useful utility room. To the first floor are six well-proportioned double bedrooms. The principal bedroom, along with bedrooms two and three, benefit from en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom. The west-facing rear garden has been superbly landscaped in a contemporary style. Thoughtfully arranged across three distinct sections, it provides areas to enjoy the sun throughout the day. Modern white rendered beds and borders frame mature planting, while dedicated seating and entertaining areas, including a pergola-covered terrace, create a superb outdoor living space. To the front of the property a generous driveway provides parking for at least four vehicles and provides access to the double garage.



Kitchen

- » High gloss wall and base units
- » Marble worksurfaces
- » Inset 'Bosch' induction hob
- » Modern 'Faber' extractor fan
- » Inset 'Bosch' dishwasher
- » 2 x integrated 'Bosch' electric ovens
- » Integrated fridge
- » Integrated freezer



Bathrooms

Family Bathroom

- » Panelled bath with centre taps
- » Fully tiled shower cubicle with glazed door
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



En-Suite Bathroom

- » Panelled bath with centre taps
- » Fully tiled shower with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator

En-Suite Shower Room

- » Fully tiled shower with wall mounted shower and glazed door
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator

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Specification

- » Wall mounted 'Baxi' boiler located in the utility room
- » Approximately five years left on the NHBC warranty
- » Useful utility room
- » Oak flooring to the majority of the ground floor
- » Large porcelain tiles to the kitchen/breakfast/family room
- » Contemporary landscaped rear garden
- » Driveway with parking for four cars
- » Attached double garage



External

The property is approached via a paved pathway leading to the front door, flanked on either side by well-kept lawns and mature shrubbery. To one side, a generous double driveway provides parking for up to four vehicles and gives access to the attached double garage. The rear garden has been thoughtfully landscaped in a contemporary style, with expansive porcelain tiling extending from the rear of the property and flowing seamlessly into three distinct zones. To one side, a pergola-covered seating area creates an excellent space for entertaining. A central artificial lawn is framed by raised white-rendered planters, while a further decked terrace offers the perfect spot to relax and enjoy the sun. The garden is enclosed by mature planting, providing both privacy and an attractive backdrop.





Lamb Lane, Hurstpierpoint, BN6 9ZA

Approximate Gross Internal Area = 272.6 sq m / 2934 sq ft
 Garage = 37.0 sq m / 398 sq ft
 Total = 309.6 sq m / 3332 sq ft



Transport Links from 11 Lamb Lane

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. 9.5 miles
Gatwick Airport	approx. 20 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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