



184 Western Road  
HURSTPIERPOINT | WEST SUSSEX | BN6 9TE

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# Situation

A well presented detached house situated in a highly enviable position boasting a private landscaped west facing garden

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 is also a range of revered state and private schools locally.

Situated in the most popular location within the conservation area, this detached family house offers excellent and well appointed accommodation consisting of 2 generously sized reception rooms on the ground floor along with a kitchen/dining room. The kitchen comprises sleek, modern units and composite work surfaces with a range of integrated appliances and large sliding doors opening out onto the private west facing rear garden. There is also a useful utility room located off the kitchen and a downstairs w/c by the stairs. Both reception rooms are double aspect and the family room has a wood burning stove and slate hearth. Stairs lead to the first floor where 3 double bedrooms and a modern bathroom reside. The principal bedroom is serviced by an en-suite shower room. The wonderfully private landscaped rear garden extends to the west and backs on to the village allotment. A sizable paved patio with raised decking and a pergola provides the ideal space for entertaining with a large lawn bordered by mature shrubs. A driveway at the front of the property provides off street parking and there is an equally private front garden.



# Overview

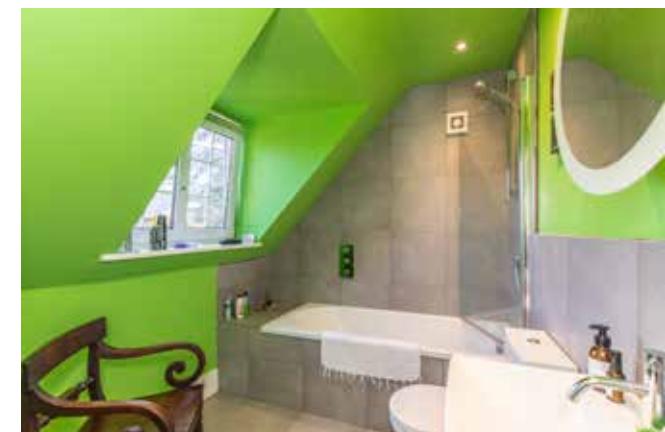
## Kitchen

- » Modern wall and base units
- » Composite worksurfaces
- » Inset sink and drainer
- » Inset 'Neff' electric hob with extractor fan over
- » Integrated 'Neff' dishwasher
- » 'Amtico' herringbone flooring



## Bathrooms

Family bathroom and en-suite shower room benefiting from modern white suites comprising a panelled bath, corner shower cubicle with wall mounted shower and glazed sliding doors, low level w.c. suites, wash hand basins and a heated ladder style towel radiators.



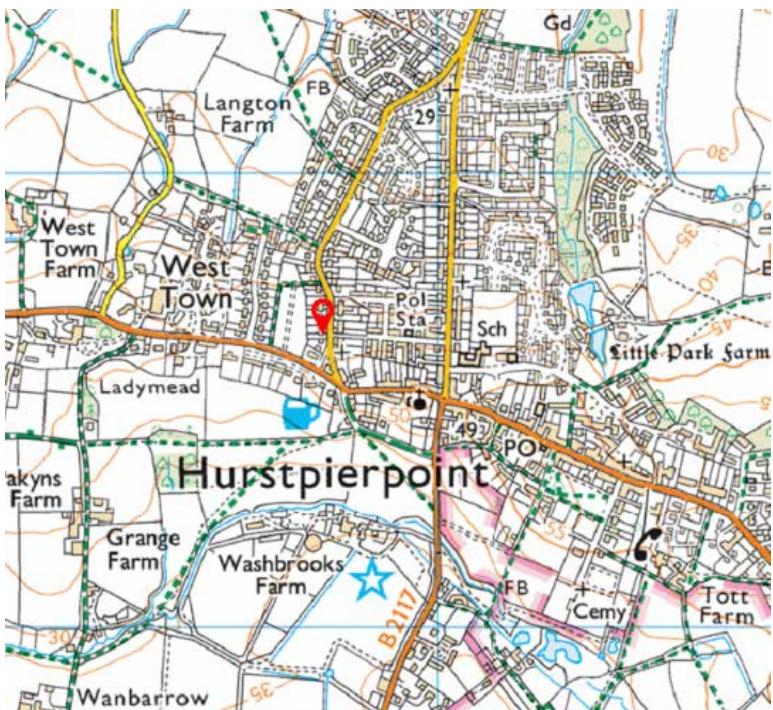
## Specification

- » Useful utility room with space for white goods
- » Wall mounted 'Worcester' gas fired boiler
- » West facing rear garden



## External

The property is approached over a tarmacadam driveway with parking for 2 cars flanked on one side by a lawn with well stocked mature shrub borders. Side access to the rear west facing garden is via a timber gate where a sizable paved patio adjoins the rear of the property and within the patio is an area of raised timber decking covered by a pergola. Lawn extends from the patio flanked on either side by mature shrub and plant beds. At the end of the garden there is the benefit of a timber garden shed.



## Transport Links from 184 Western Road

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.4 miles
Brighton	approx. 8 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.

## Western Road, Hurstpierpoint, BN6 9TE

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

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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