



159 High Street

HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

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Situation

A very well presented and much improved Grade II listed period cottage situated in the heart of the village benefiting from a wealth of character features and a landscaped rear 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 are also a range of revered state and private schools locally.

Situated in a highly convenient location on the High Street with all the village amenities on its doorstep, this wonderful Gothic style period property has been significantly updated and remodelled by the current vendors. The much improved cottage combines a modern open plan layout with a wealth of period and character features throughout including an open fireplace, sash windows and traditional style radiators. The sitting room is open to the kitchen and with the recently fitted contemporary kitchen is the perfect space to entertain. There are a range of fitted appliances and a central island unit with breakfast bar. A modern fully tiled shower room with large walk in shower completes the accommodation on the ground floor. Stairs from the kitchen rise to the first floor where 2 bedrooms reside, with the principal bedroom benefiting from fitted wardrobe cupboards. The landscaped rear garden is predominantly hard landscaped with tiered paved patio leading down to a large private paved seating area covered by a timber pergola. There is the benefit of a brick built garden room with a multitude of uses with light and power.



Overview

Kitchen

- » Shaker Style' wall and base units
- » Stone worksurfaces
- » Inset sink
- » Inset 'Neff' induction hob with extractor fan over
- » Fitted 'Neff' electric oven
- » Integrated 'AEG' dishwasher
- » Space for fridge freezer



Shower Room

- » Large fully tiled walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite with concealed cistern
- » Freestanding stone wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating

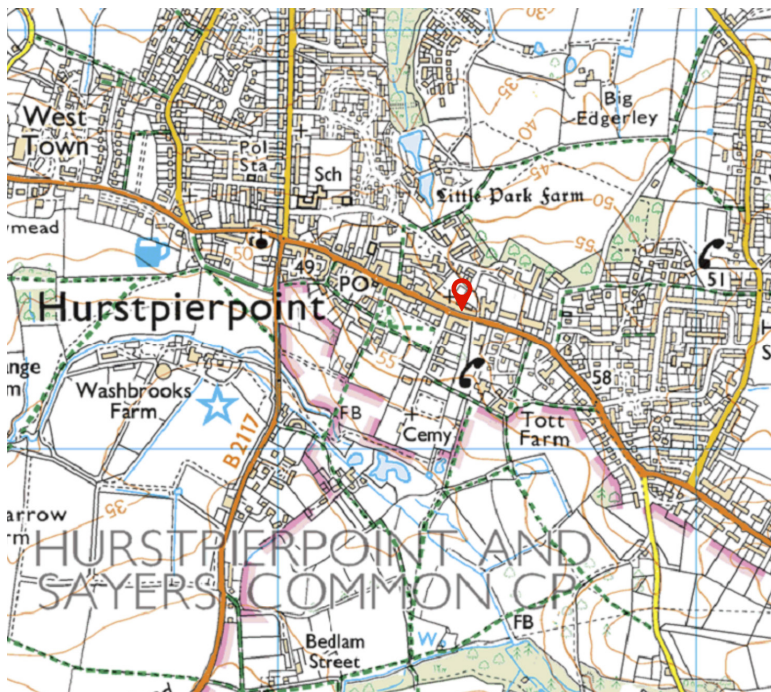
Specification

- » New modern kitchen
- » Brick built garden room
- » Landscaped rear garden

External

The property is approached from the High Street. A paved pathway leads to the brick built garden room benefiting from light and power along with space for a washing machine and tumble dryer. Tiered patios with well stocked brick beds lead down to a large paved seating area covered by a timber pergola. There is private pedestrian access across the back of the property.





Transport Links from 159 High Street

Hassocks Train Station	approx. 1.5 miles
Haywards Heath Train Station	approx. 7.5 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 9 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.

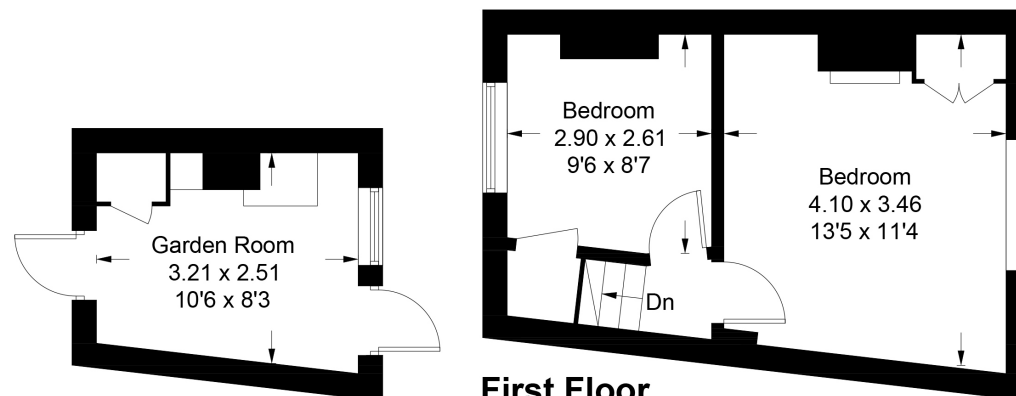
High Street, Hurstpierpoint, BN6 9PU

Approximate Gross Internal Area = 54.5 sq m / 587 sq ft

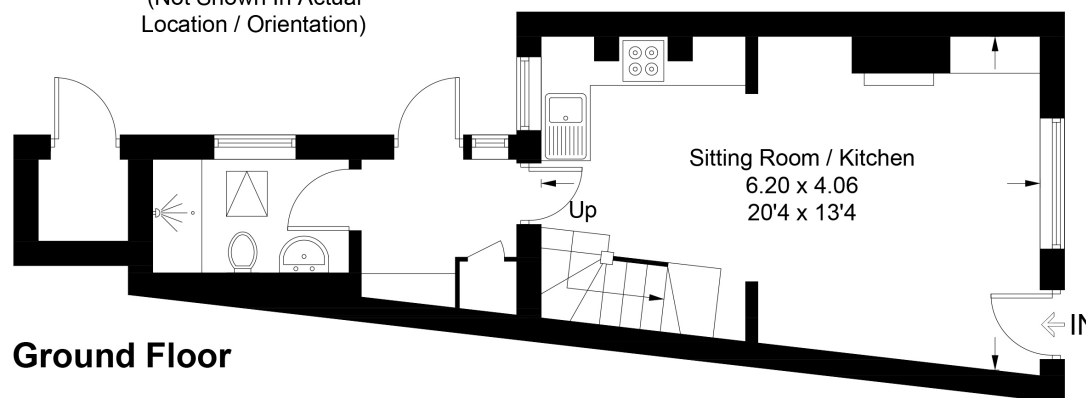
Outbuildings = 9.5 sq m / 102 sq ft

(Including External Cupboard)

Total = 64.0 sq m / 689 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

A buyer is advised to obtain verification from the solicitor.

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