



2 Davey Way  
HURSTPIERPOINT | WEST SUSSEX | BN6 9JS

Chatt  
estates



# Situation

A much improved and sizable detached house situated within a popular development benefiting from a double garage and contemporary a landscaped south facing 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 within the highly popular 'Bramble Park' development this sizable, detached house benefits from well-appointed and balanced accommodation over 2 floors amassing to approximately 2,847 sq ft (including garage). Further enhancements have been made to suit the modern lifestyle with the vendors creating a large open plan kitchen/dining/ sitting room space at the rear of the property benefitting from a new re-fitted bespoke '1909 Kitchen' with centre island breakfast bar and a range of integrated appliances along with bi-fold doors out onto the landscaped garden. 2 further reception rooms reside at the front of the property with a family room and an office. Recently fitted oak herringbone flooring has been laid throughout the majority of the ground floor and there is the benefit of a utility/cloakroom with fitted washing machine and ample storage. 4 double bedrooms are accessed from the first floor landing along with a modern fitted family bathroom with separate shower. The sizable principal bedroom suite has a walk-in dressing room leading through to an en-suite bathroom. It should also be noted that bedroom 2 is serviced by an en-suite shower room. The contemporary styling continues into the south facing rear garden with select paved areas including a sizable, paved patio adjoining the rear of the property. Raised timber well stocked beds border the central lawn. A driveway at the side of property provides parking for 4 cars, an electric car charging point and access to the double garage.



# Kitchen

- » Bespoke '1909 Kitchen'
- » Modern wall and base units
- » Quartz work surfaces
- » Inset stainless steel sink and basin
- » 2 fitted electric 'Neff' ovens
- » Fitted Fridge
- » Fitted freezer
- » Fitted wine fridge
- » Fitted 'Neff' Dishwasher
- » Contemporary Island with 'Quartz' worksurfaces and breakfast bar and inset 'Elica' electric hob



# Bathrooms

## Family Bathroom

- » Panelled bath
- » Large fully tiled shower cubicle with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Ceramic tiled floor



## Principal Bedroom En-Suite Bathroom

- » Panelled bath
- » Large fully tiled shower cubicle with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Ceramic tiled floor

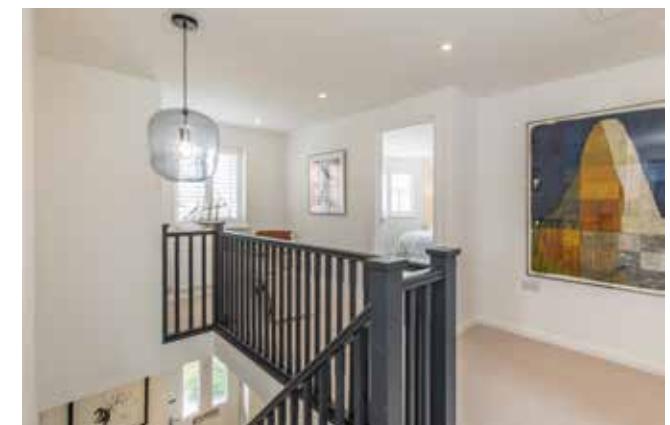


## Bedroom 2 En-Suite Shower Room

- » Large fully tiled shower cubicle with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » heated ladder style towel radiator
- » Ceramic tiled floor

# Specification

- » Wall mounted 'Baxi' boiler located in the utility/cloakroom
- » Utility room/cloakroom with fitted Indesit washing machine
- » Recently laid oak herringbone flooring to the majority of the ground floor
- » Recently re-fitted bespoke '1909 Kitchen' with quartz worksurfaces and a range of integrated appliances
- » Principal bedroom suite with walk-in dressing room and modern en-suite bathroom
- » Rear south facing landscaped garden
- » Attached double garage and off-street parking for 4 cars
- » Wall mounted electric car charging point on the driveway



# External

The property is approached via a timber gate over a paved path to the front door flanked by lawn. A paved driveway to the side with off street parking for 4 cars and access to the attached double garage. Side access to the rear garden is via a timber gate to the rear garden where a paved patio adjoins the rear of the property. The garden has been landscaped in a modern fashion with a further raised paved patio along with an area of lawn bordered by raised well stocked shrub and plant beds and there is also a barked area perfect for children's play equipment. A pedestrian door allows access to the double garage.





## Transport Links from 2 Davey Way

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

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.

## Davey Way, Hurstpierpoint, BN6 9YS

Approximate Gross Internal Area = 223.8 sq m / 2409 sq ft  
 Garage = 40.7 sq m / 438 sq ft  
 Total = 264.5 sq m / 2847 sq ft

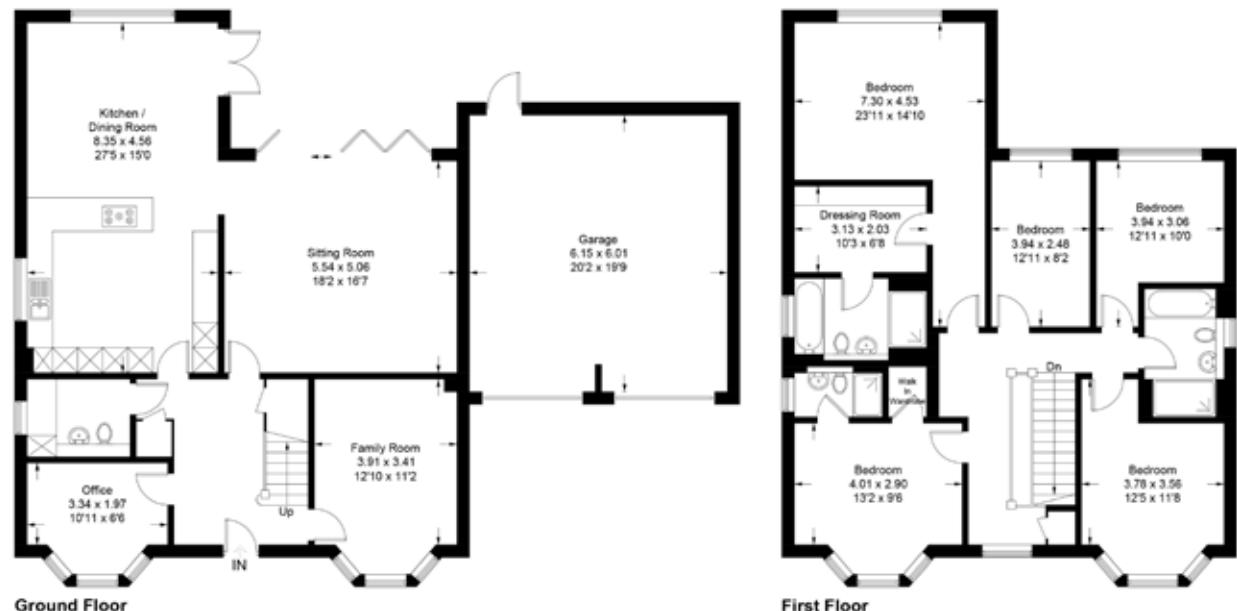


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys © 2023

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.

[chattestates.co.uk](http://chattestates.co.uk) | 01273 844500

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

**Chatt**  
estates