



7 Trumpkins

HURSTPIERPOINT | WEST SUSSEX | BN6 9PA

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# Situation

A modern style townhouse situated in a prominent position just off the High Street with a landscaped west facing rear garden and allocated parking space

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, 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 prominent position just off the High Street this modern townhouse enjoys immediate access to all the village amenities, placing everyday convenience on the doorstep. Arranged over three floors the property has been thoughtfully configured to suit contemporary living. The ground floor features a stylish kitchen to the front, complete with a range of integrated appliances and elegant granite work surfaces. To the rear, a spacious sitting room flows seamlessly into a conservatory, offering views over the garden and an abundance of natural light. On the first floor, two generously sized double bedrooms are served by a sleek and modern family bathroom. The second floor is dedicated to the principal suite, comprising a well proportioned bedroom and a private en-suite shower room. Outside the rear garden has been landscaped with 'low maintenance' in mind, with artificial lawn and a raised stone terrace that creates a delightful space for outdoor dining or relaxation. The property also benefits from an allocated off street parking space.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset electric hob with extractor fan over
- » Integrated dishwasher
- » Integrated fridge
- » Space for washing machine
- » Tiled floor



## Bathrooms

A family bathroom and en-suite shower room benefiting from fully fitted white suite comprising a panelled bath with hand shower attachment, fully tiled shower cubicle with wall mounted shower and glazed door, low level w.c. suites, wash hand basin and heated ladder style towel radiators.



## Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Landscaped rear garden for ease of maintenance
- » Designated parking space

## External

The property is approached over a paved pathway to the front door with well stocked shrub and plant beds to one side. The rear garden has been landscaped predominately with artificial grass for ease for maintenance with a raised stone terrace at the rear. The property has a designated parking space.







## Transport Links from 7 Trumpkins

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.

## Trumpkins, Hurstpierpoint, BN6 9PA

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft  
(Including Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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