



Garden Flat

EASTERN HOUSE | 27 HASSOCKS ROAD | HURSTPIERPOINT | WEST SUSSEX | BN6 9QH

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Situation

A unique and beautifully refurbished split-level ground floor apartment, ideally positioned in a coveted central location, moments from the High Street and complemented by a private garden and off street parking

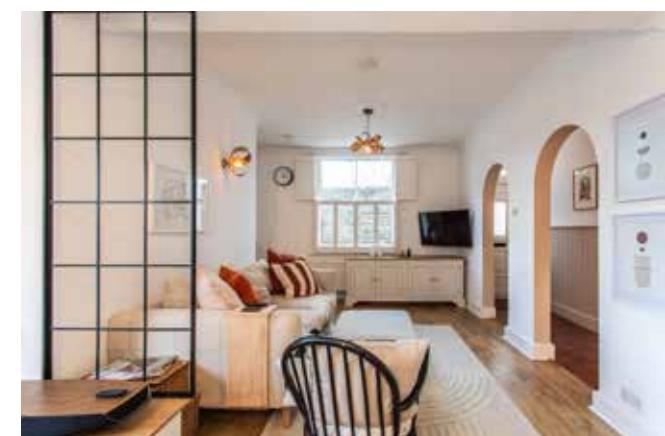
Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

This beautifully presented individual apartment occupies a highly sought after position discreetly set back from the road and benefiting from a private walled rear garden along with access to well maintained communal gardens. Thoughtfully updated and remodelled by the current owners, the apartment offers stylish and versatile accommodation with the useful addition of a boot area along with a handy pantry. At its heart lies a generous open plan sitting and dining room finished with engineered oak flooring and featuring sliding doors that open directly onto the private rear garden creating an excellent sense of indoor outdoor living. The recently installed contemporary kitchen complete with a range of integrated appliances together with a spacious bathroom and a ground floor double bedroom are all accessed from the principal reception room. Stairs rise to the impressive principal bedroom which is flooded with natural light courtesy of a striking floor-to-ceiling window. From the landing, there is access to a substantial eaves storage cupboard housing the gas fired boiler. There is also considered potential to extend the ground floor accommodation (stnc). The private rear garden has been landscaped in a modern style featuring a large paved terrace ideal for entertaining overlooking a central lawn. Raised beds provide the opportunity to cultivate a variety of fruits and vegetables, while at the far end of the garden sits a well appointed summer house with both light and power. To the front of the property is a shared shingle driveway with an allocated parking space, bordered on one side by an area of communal lawn. Further benefits include a communal cellar beneath the main building providing additional storage facilities.



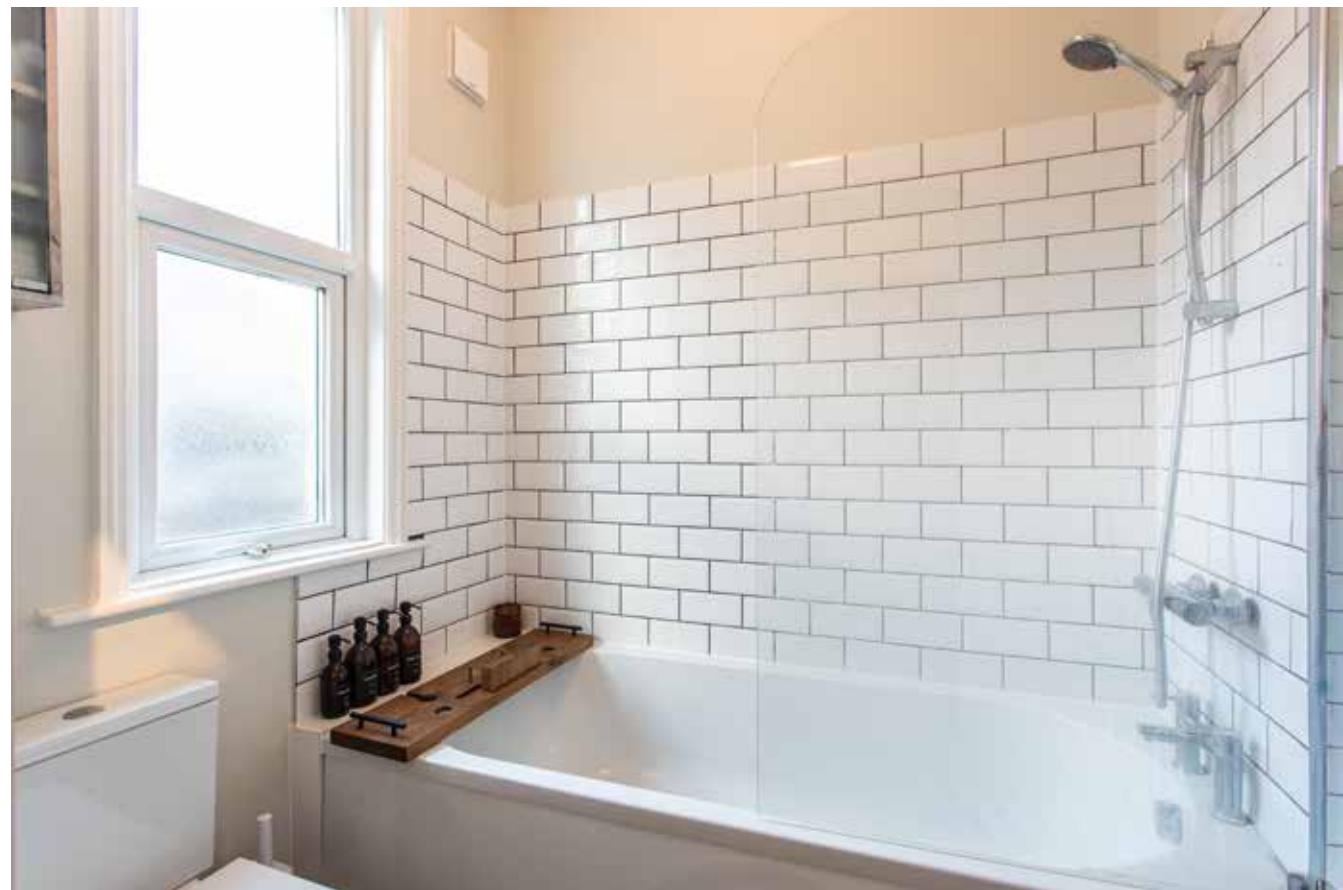
Kitchen

- » 'Hi gloss' wall and base units
- » Quartz worksurfaces with inset sink and instant boiling water tap
- » Inset 'Bosch' 4 ring gas hob
- » Inset 'AEG' electric oven
- » Inset 'Hotpoint' dishwasher
- » Inset fridge freezer
- » Tiled floor with electric underfloor heating



Bathroom

- » Panelled bath with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under



Specification

- » Wall mounted 'Worcester' gas fired boiler
- » Private rear garden with the summer house benefiting from light and power
- » Allocated off street parking space



External

The property is approached via a shared shingle driveway bordered on one side by an area of communal lawn framed by mature well stocked shrub and plant borders. An allocated parking space is provided. A wrought iron gate opens into the private garden where a paved terrace extends from the rear of the apartment leading to a central lawn complemented by established planting and a contemporary shingle border incorporating a seating area. To one side there are three raised vegetable beds. The garden also benefits from a summer house with power and lighting. In addition there is shared use of a communal cellar providing useful storage.





Transport Links

Hassocks Train Station	approx. 1.2 miles
Haywards Heath Train Station	approx. 7.8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.6 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 9 miles

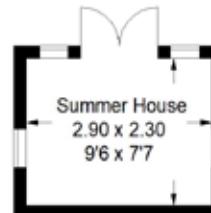
Consumer protection from unfair trading regulations 2008

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.

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

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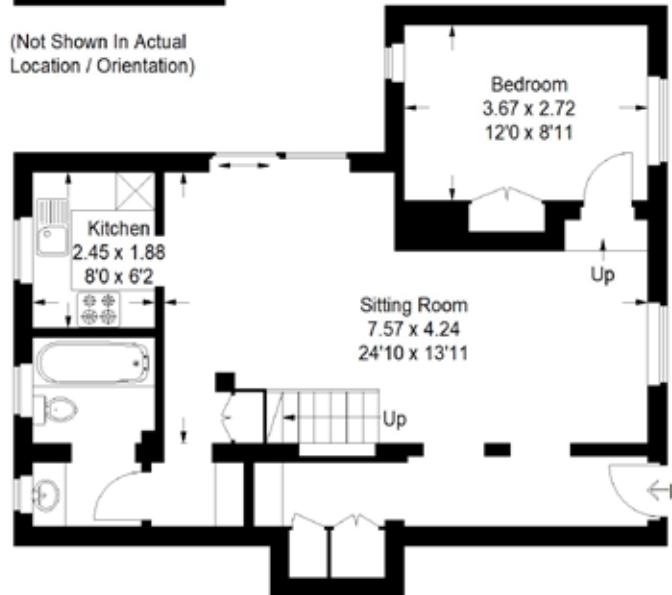


(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
(Including Eaves Storage) = 87.4 sq m / 941 sq ft
Summer House = 6.7 sq m / 72 sq ft
Total = 94.1 sq m / 1013 sq ft



= Reduced headroom
below 1.5 m / 5'0



Ground Floor



First Floor

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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