



7 Wolstonbury Close  
HURSTPIERPOINT | WEST SUSSEX | BN6 9AA

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# Situation

A sizable detached family house with scope for enlargement situated in an enviable location and benefitting from landscaped gardens, off street parking and two garages

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.

Sitting prominently within a select close on the eastern side of the village, this attractive home enjoys a highly desirable position, perfectly balanced between the village centre and the mainline station at Hassocks. The property provides well-proportioned and thoughtfully arranged accommodation across two floors, with clear potential for enlargement (subject to the necessary consents). Over time, it has been enhanced to create a wonderfully light and spacious sitting/family room, where wide sliding doors open seamlessly onto the rear garden, encouraging an effortless connection between indoor and outdoor living. To the rear, the kitchen is fitted with a range of integrated appliances and enjoys a pleasant outlook over the garden. Stairs lead to the first floor where there are four well-balanced bedrooms alongside a family bathroom and separate shower room. The principal bedroom is particularly impressive, featuring fitted wardrobes and striking floor-to-ceiling windows that flood the space with natural light. The rear garden has been thoughtfully landscaped to create a series of inviting spaces, with generous paved terraces ideal for entertaining, interwoven with winding slate pathways, mature planting and a variety of seating areas. A summer house and garden shed provide additional versatility, whether for storage, hobbies, or garden retreats. To the front, a private driveway offers off-street parking for a couple of vehicles and leads to the integral garage and further attached garage.



# Kitchen

- » Wall and base units
- » Inset stainless steel sink and drainer
- » Electric cooker
- » Space for dishwasher
- » Space for washing machine
- » Pantry cupboard



# Bathroom

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- » Panelled bath
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Half tiled walls
- » Separate shower room with fully tiled shower cubicle with wall mounted shower and glass door



# Specification

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- » Floor mounted 'Potterton' gas fired boiler
- » Integral garage and attached garage
- » Landscaped rear gardens



# External

The property is approached via a tarmacadam driveway providing off-street parking for two vehicles, with access to both the integral garage and an additional attached garage. A neatly maintained front lawn lies to one side. A wrought iron gate leads through to the rear garden, where a generous paved terrace adjoins the house, ideal for outdoor dining and entertaining. To one side, a charming shingle seating area is framed by mature shrubbery. On the opposite side, slate pathways meander through well-stocked borders of established plants and shrubs, adding colour and texture throughout the seasons. Two timber garden sheds provide excellent external storage.





## Transport Links

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 8 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 20 miles

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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.

## Wolstonbury Close, Hassocks BN6 9AA

Approximate Gross Internal Area = 186.4 sq m / 2006 sq ft

(Including Garage)

Garden Room = 3.9 sq m / 42 sq ft

Total = 190.3 sq m / 2048 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

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