



9 Chalkers Lane

HURSTPIERPOINT | WEST SUSSEX | BN6 9LR

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# Situation

A sizable and well extended period house set in a semi-rural setting with private landscaped gardens 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.

Situated in a semi-rural location, this sizable semi-detached period house has been skilfully extended by the current vendors creating a large and light house fulfilling all the modern family needs with beautiful private gardens. The open plan kitchen/dining/family room is the hub of the house with a contemporary design, with underfloor heating and flooded with light from the atrium roof and bi-fold doors opening out onto the rear terrace. The modern kitchen has a wealth of integrated appliances, centre island with breakfast bar and a mixture of 'composite' and 'Iroko' worksurfaces. There is the benefit of a utility room and boot room along with 2 further reception rooms on the ground floor. Stairs lead to the first floor where 3 bedrooms and a family bathroom reside. It should be noted that the principal bedroom suite has a walk-through dressing room and both bathrooms have electric underfloor heating. The rear landscaped gardens are wonderfully private and predominantly laid to lawn with a focal fruit tree. A sizable raised 'Iroko' decked terrace adjoins the rear of the property with a path leading through the lawn to a kitchen garden complete with a selection of raised beds. Storage is plentiful with a range of timber sheds. A large gravel and paved driveway at the front of the house provides ample off-street parking.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Composite worksurfaces
- » Space for range style cooker
- » Stainless steel extractor fan over
- » Space and plumbing for 'American style' fridge freezer
- » Centre island unit with 'Iroko' worksurfaces
- » Inset sink with 'Quooker' instant boiling water tap
- » Inset 'Hotpoint' dishwasher



## Bathrooms

Family bathroom and en-suite shower room benefiting from fully fitted white suites comprising a panelled bath, separate shower cubicle, large walk in fully tiled shower, low level w.c. suite, wash hand basin and heated towel radiators. It should be noted that the en-suite shower room has electric underfloor heating



## Specification

- » Gas fired 'Vaillant' boiler located in the loft space
- » Underfloor heating in the kitchen/dining/family room and both the bathrooms
- » Landscaped private rear garden



## External

The property is approached over a driveway with parking for several cars. Side access to the rear garden is via a timber gate to the side of the property. Raised decking adjoins the rear of the property stepping down to an expanse of lawn with a central fruit tree. There is a selection of raised vegetable beds in the rear of the garden along with 2 timber garden sheds.



## Transport Links from 9 Chalkers Lane

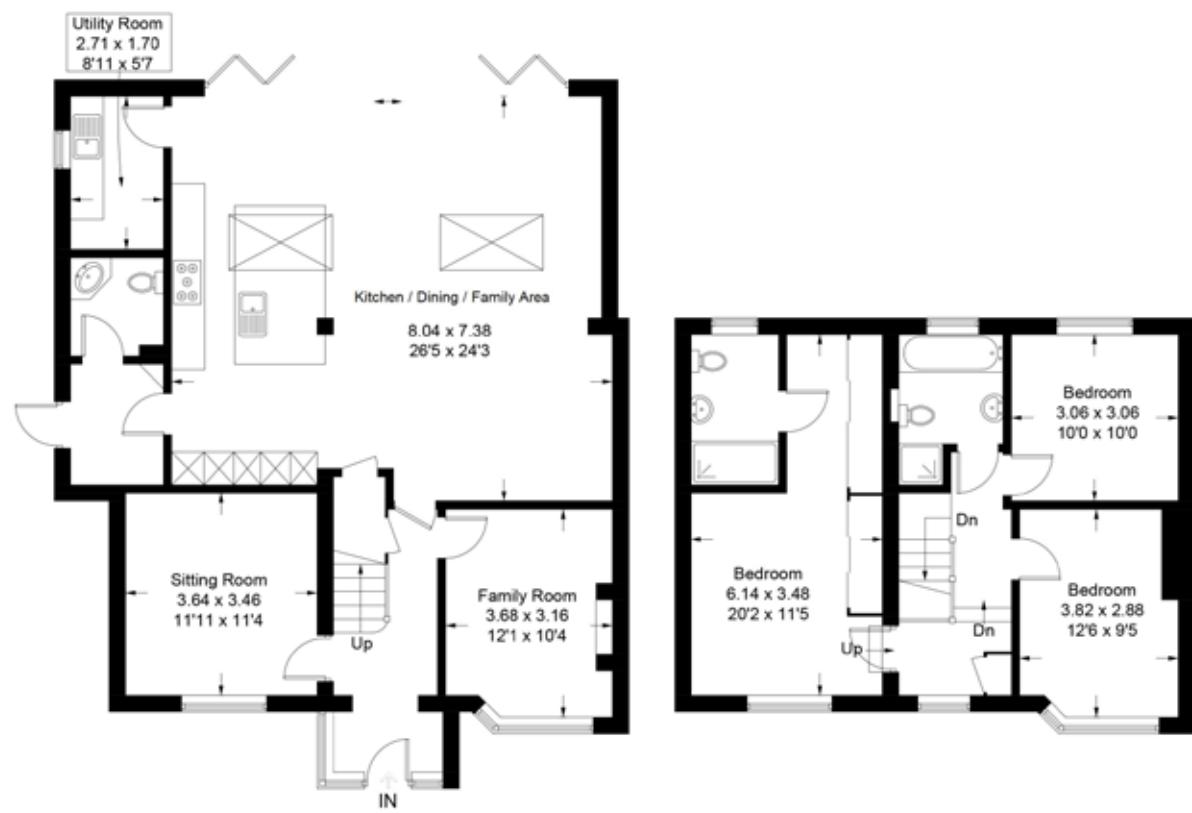
Hassocks Train Station	approx. 2.6 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.5 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 21 miles

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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.

## Chalkers Lane, Hurstpierpoint, BN6 9LR

Approximate Gross Internal Area = 168.3 sq m / 1811 sq ft



**Ground Floor**

**First Floor**

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

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A buyer is advised to obtain verification from the solicitor.

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