



12 Wilderness Road

HURSTPIERPOINT | WEST SUSSEX | BN6 9XD

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# Situation

**A significantly enlarged chalet bungalow situated a short walk from the centre of the village benefiting from a south facing rear garden, garage and ample 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 along a highly regarded road, within easy reach of the village High Street, primary school and health centre, this substantially enlarged chalet bungalow extends to approximately 1,856 sq ft (including garage) and offers exceptionally versatile accommodation. Flexibility lies at the heart of the design, with well balanced living accommodation arranged across two floors. The ground floor is centred around a generous sitting room and an impressive kitchen/dining space, both enjoying views over the rear garden complemented by a separate utility room. Further ground floor accommodation currently includes a dining room and a bedroom served by a contemporary wet room, ideal for multi generational living or guest use. Stairs lead to the first floor where three well proportioned bedrooms are arranged around a family bathroom with the principal bedroom benefiting from its own en-suite shower room. The rear garden is a particular feature enjoying a desirable south facing aspect. A substantial paved terrace provides an ideal setting for outdoor entertaining leading onto a central lawn framed by mature well stocked borders that offer colour throughout the seasons. To the front, a private driveway provides ample off street parking and access to the integral garage.



# Overview

## Kitchen

- » Wall and base units
- » Inset fridge freezer
- » Inset 'Baumatic' electric hob
- » Inset electric 'Beko' oven
- » Stainless steel sink and drainer
- » Inset 'Whirlpool' dishwasher



## Bathrooms

A family bathroom, ground floor wet room and en-suite shower room benefiting from fully fitted white suites, comprising a panelled bath, corner shower cubicle with wall mounted shower and glazed screen, wall mounted shower with hand shower attachment, low level w.c. suites and wash hand basins.



## Specification

- » Wall mounted gas fired 'Alpha' boiler
- » South facing rear garden
- » Attached garage

## External

The property is approached via a block paved driveway providing off street parking for multiple vehicles with an area of lawn to one side enhancing the frontage. A timber gate leads through to the rear garden where a paved terrace adjoins the house, creating an ideal space for outdoor dining and entertaining. Beyond, an expanse of lawn is bordered by well stocked beds, richly planted with a variety of mature shrubs for seasonal colour. A charming rose covered archway leads to a further section of garden, adding depth and character to the overall garden, while a timber garden shed provides practical external storage.





## Transport Links

Hassocks Train Station	approx. 2 miles
Haywards Heath Train Station	approx. 7.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.3 miles
Brighton	approx. 8.9 miles
Gatwick Airport	approx. 19.4 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.

## Wilderness Road, Hurstpierpoint, BN6 9XD

Approximate Gross Internal Area = 160.7 sq m / 1730 sq ft  
 Garage = 11.7 sq m / 126 sq ft  
 Total = 172.4 sq m / 1856 sq ft



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

A buyer is advised to obtain verification from the solicitor.

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