



82 Wickham Hill

HURSTPIERPOINT | WEST SUSSEX | BN6 9NR

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Situation

A sizable and imposing family house situated within walking distance of the High Street and mainline train station with an elevated landscaped rear garden with far reaching views

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 commanding position along a highly enviable road within the village this sizable family house has undergone a total overhaul under the tenure of the current vendors and now amasses to approx. 3,989 sq ft (inc. garage) with potential for further enlargement (sntc). A sizable reception hall with solid oak staircase greets you as you enter the property with all the principle reception rooms accessed from it. Of particular note is the large kitchen/breakfast room with bespoke handmade kitchen and double doors leading out onto the rear terrace making it the hub of the house and a great space for entertaining. There are 4 further reception rooms including a formal drawing room, a sitting room, a well fitted study along with a conservatory overlooking the rear landscaped garden. 6 bedrooms and a family bathroom reside on the first floor with 3 of the bedrooms, including the principal bedroom suite benefiting from en-suite shower rooms. Beautiful far reaching views can be enjoyed from the full width elevated terrace that adjoins the rear of the property. Steps lead down to areas of manicured lawn gloriously intertwined and bordered with well stocked shrub beds. The walled block paved driveway provides ample parking along with access to the detached double garage.



Kitchen

- » Solid ash wall and base units
- » Granite and Corian worksurfaces
- » Centre island unit with inset 'Miele' 2 ring electric induction hob with modern extractor fan over
- » Inset stainless steel sink
- » Gas fired 'Aga' with extractor fan over
- » Space for American style fridge freezer
- » Fitted 'Miele' electric oven
- » Fitted 'Miele' microwave
- » Fitted 'Miele' coffee machine
- » Fitted 'Miele' dishwasher
- » Inset scales
- » Inset sink with electric waste disposal unit



Bathrooms

Family Bathroom

- » Panelled bath
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Master Bedroom En-Suite Shower Room

- » Corner shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Ceramic tiled floor

En-Suite Shower Room

- » Corner shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Ceramic tiled floor

En-Suite Shower Room

- » Corner shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Tiled floor



Specification

- » 2 x 'Worcester' boilers located in the loft space
- » Underfloor heating throughout the whole house on both the ground floor and first floor
- » Bespoke solid oak kitchen with granite and Corian worksurfaces
- » A wealth of oak throughout including solid oak staircase
- » Detached double garage with electric up and over door
- » Sizable walled block paved driveway providing ample parking
- » Stunning far reaching views



External

The property is approached over a block paved driveway with parking for several cars and access to the detached double garage with electric up and over door and pull down ladder providing access to the large loft storage space. Side access to the rear garden is via timber and wrought iron gates on either side of the property. A sizable raised terrace adjoins the full width of the rear of the property stepping down to an area of manicured lawn. Steps lead down to a further area of lawn bordered and interspersed with well stocked shrub and plant beds and an established trees.





Transport Links

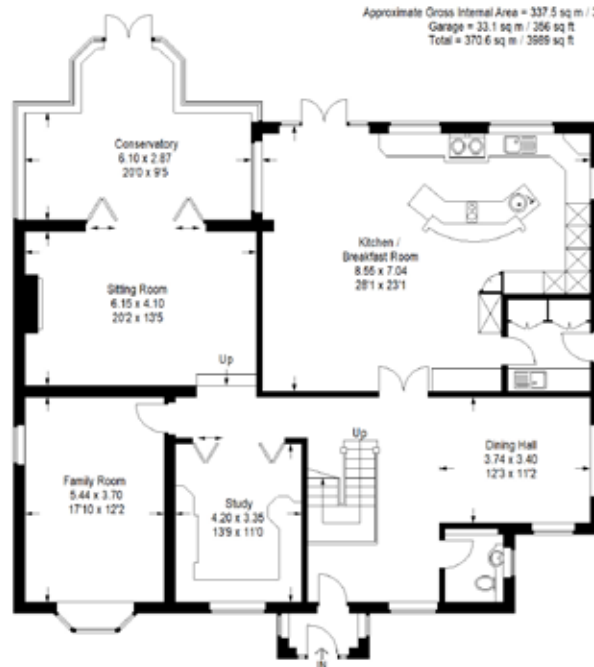
Hassocks Train Station	approx. 0.7 mile
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2 miles
Brighton	approx. 7.7 miles
Gatwick Airport	approx. 21 miles

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.

Wickham Hill, Hurstpierpoint, BN6 9NR

Approximate Gross Internal Area = 337.5 sq m / 3633 sq ft
Garage = 33.1 sq m / 356 sq ft
Total = 370.6 sq m / 3989 sq ft



Ground Floor



First Floor

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