



Gatehouse

HICKSTEAD LANE | HICKSTEAD | WEST SUSSEX | RH17 5NT

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Situation

A beautifully presented period home of immense charm and character, offering over 2,800 sq ft of versatile accommodation and a glorious west facing garden of approximately one third of an acre

Famous for its world class showjumping ground, Hickstead is a small hamlet with boasting great transport links. Hurstpierpoint a larger local village with a vibrant village with a bustling High Street including a green grocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. Hassocks, with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

'Gatehouse' is an exceptional period home of immense character, offering approximately 2,843 sq ft of beautifully balanced accommodation together with glorious west facing gardens extending to around one third of an acre. Believed to have originally formed three timber framed cottages, the property has been sympathetically enlarged and meticulously maintained, creating a substantial family home that effortlessly blends historic provenance with refined contemporary comfort. The ground floor provides an impressive degree of versatility with five elegant reception rooms arranged around a welcoming central layout, ideal for both family life and entertaining. At the heart of the home, the spacious sitting room is centred around a striking fireplace while the modern kitchen is thoughtfully designed to connect seamlessly with the principal living spaces. Stairs rise to the first floor where five well proportioned bedrooms are served by a family bathroom with both the principal bedroom and second bedroom benefiting from their own en-suite facilities. To the rear, the beautifully private west facing garden has been thoughtfully landscaped to create a highly usable outdoor setting. A generous paved terrace adjoining the conservatory and rear of the property provides an ideal space for outdoor dining and relaxation whilst the expansive lawn offers tremendous scope for families, keen gardeners or further enhancement if desired. To the front, the driveway provides ample parking and access to the large integral garage.



Kitchen

- » Shaker style wall and base units
- » Inset sink and drainer
- » Centre island unit with a selection of cupboards drawers under
- » Inset electric induction hob
- » 2 x integrated electric ovens
- » Modern extractor fan over



Bathrooms

Family Bathroom

- » Panelled corner bath with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator



En-Suite Bathroom

- » Panelled bath
- » Corner shower cubicle with wall mounted shower
- » Low level w.c.
- » Wash hand basin
- » heated ladder style towel radiator.

En-Suite Shower Room

- » Large fully tiled shower
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator



Specification

- » Oil fired boiler
- » Approximately 3,179 sq ft (including Garage)
- » Private drainage
- » Sizable west facing landscaped rear garden
- » integral double garage
- » Sizable utility room with space for further appliances
- » Driveway with off street parking
- » Scope for development (stnc)



External

The property is approached via a block paved driveway extending across the full width of the frontage providing ample parking and access to the substantial integral garage. Gated side access leads through to the rear garden where a generous paved terrace adjoins the rear of the house creating an ideal setting for outdoor dining and entertaining. Beyond, the garden extends beautifully to the west with a broad sweep of lawn bordered by mature trees and established shrubs combining a wonderful sense of privacy with excellent space for families and keen gardeners alike.





Transport Links

Hassocks Train Station	approx. 5.7 miles
Haywards Heath Train Station	approx. 5.9 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 0.1 miles
Brighton	approx. 10.5 miles
Gatwick Airport	approx. 16.3 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.

Hickstead Lane, Hickstead, RH17 5NT

Approximate Gross Internal Area = 264.1 sq m / 2843 sq ft
Garage = 31.2 sq m / 336 sq ft
Total = 295.3 sq m / 3179 sq ft

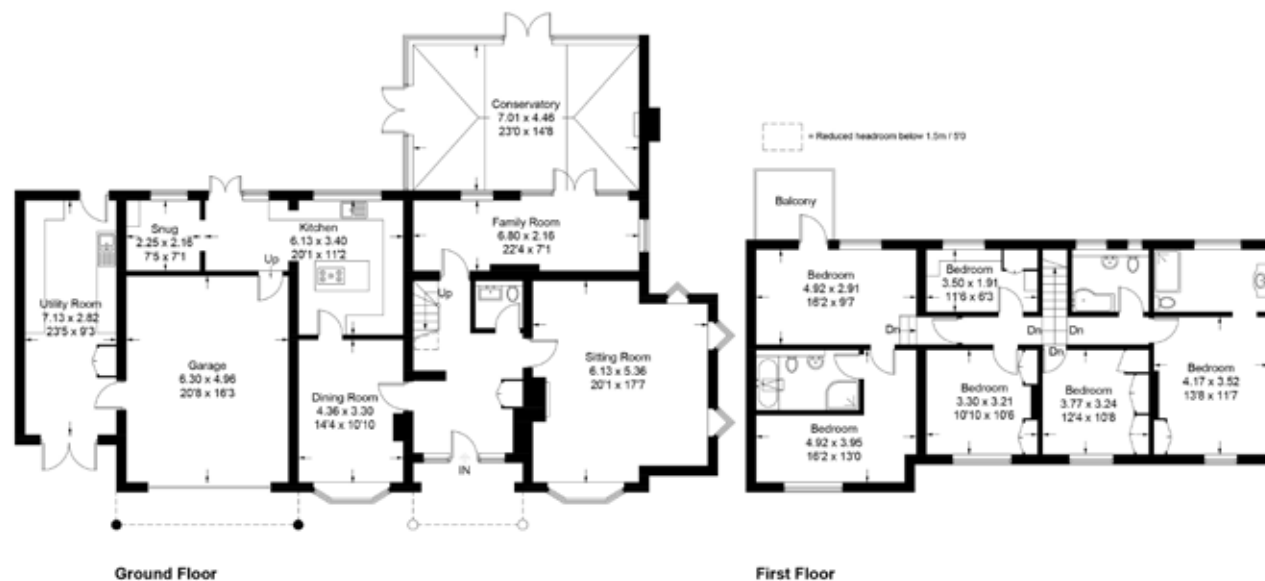


Illustration for identification purposes only, measurements are approximate, not to scale.
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