



50 Hurst Road  
HASSECKS | WEST SUSSEX | BN6 9NL

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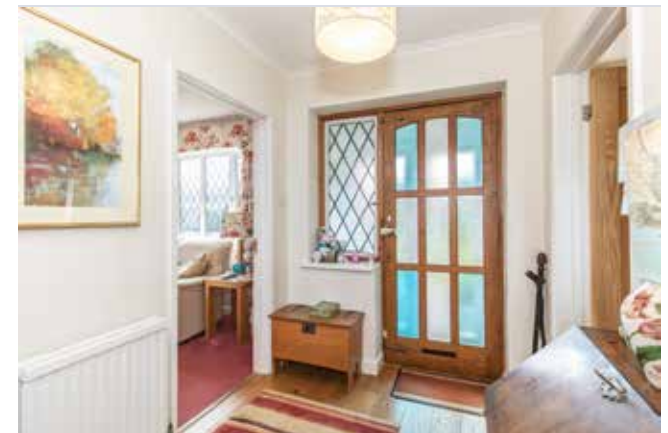


# Situation

A detached family house with huge scope for enlargement and large glorious landscaped gardens of approximately 0.9 acres situated in an elevated position and within easy walk of the mainline station

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

Situated along a highly sought after road, this wonderful detached home sits in an elevated position in a large plot of approximately 0.9 acres with stunning far-reaching views over farmland and beyond. The sitting room resides on one side of the property running front to back with a focal gas coal effect fireplace with stone surround. The addition of a garden room at the rear of the property provides a wonderful space to look out over the landscaped rear garden and the beautiful far reaching views. The kitchen breakfast room has a range of shaker style units and integrated appliances within. There is also the benefit of a useful utility room. Stairs lead to the first floor where 3 bedrooms and a family bathroom reside. It should be noted that the property offers huge scope for enlargement (stnc). Having purchased some neighbouring land over the years, the larger than average gardens have been wonderfully landscaped creating areas throughout to enjoy the ever changing position of the sun. A sizable terrace adjoins the rear of the property looking over the rest of the gardens which are predominantly laid to lawn interspersed with further areas of paving softened with well thought out planting, including trees and stocked shrub and plant beds. Privately tucked away is a summer house with light and power where many a 'sundowner' has been enjoyed. The driveway at the front of the property provides ample parking and access to the integral garage.



# Kitchen

- » Shaker style wall and base units
- » Oak block work surfaces with breakfast bar
- » Ceramic sink and drainer
- » Inset 'Bosch' 4 ring electric hob with extractor fan over
- » Integrated 'Bosch' electric oven
- » Integrated 'Bosch' dishwasher
- » Integrated wine cooler
- » Oak flooring



# Bathroom

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- » Panelled bath with hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiators
- » Half tiled walls



# Specification

- » Wall mounted 'Glow worm' gas fired boiler
- » Glorious elevated garden room
- » Large plot of approximately 0.9 acres
- » Landscaped gardens
- » Summer House with light and power
- » Huge scope for enlargement (stnc)
- » Integral garage



# External

The property is approached over a tarmacadam driveway with parking for several cars and access to the integral garage. There is an area of lawn to the front and established hedgerow. A sizable elevated paved terrace adjoins the rear of the property providing ample space for entertaining. The garden is predominantly laid to lawn and flanked on either side by mature hedgerow. Midway through the lawn is a further paved area and there is the benefit of a large summer house with light and power. Specimen trees and well stocked shrub and plant beds define areas within the wonderful gardens.





## Transport Links from 50 Hurst Road

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.2 miles
Brighton	approx. 7.6 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.

## Hurst Road, Hassocks, BN6 9NL

Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft  
 Garden Room = 10.3 sq m / 111 sq ft  
 Total = 152.5 sq m / 1642 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

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