



Byway House

31 HURST ROAD | HAS SOCKS | WEST SUSSEX | BN6 9NL

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Situation

A sizable detached family house, situated in an elevated position within minutes walk of the main line station, boasting glorious views with wonderful landscaped gardens and grounds in excess of 2 acres

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.

With its origins tracing back to the mid 1930's 'Byway House' occupies a commanding yet private and elevated position being only minutes' walk from the mainline station, on the southern ridge of the village. The plot itself measures in excess of 2 acres in total with the vendors acquiring further woodland throughout their tenure. Greeted by a light entrance hall this wonderful family house has 3 large reception rooms on the ground floor, all looking out over the rear landscaped garden. The kitchen/breakfast room lies to one side of the property and has a range of integrated appliances and a useful utility room. A staircase leads to the first floor where 4 bedrooms and a family bathroom benefiting from both a panelled bath and separate shower cubicle reside. The principal bedroom has a range of fitted wardrobe cupboards and is serviced by an en-suite shower room. It should also be noted that the second bedroom has double doors opening out onto a south facing balcony looking out over the wonderful gardens and beyond. Having been lovingly nurtured and expertly expanded over the years the gardens have a fine balance of manicured lawns and areas of woodland knitted together using a wealth of indigenous and nonindigenous shrubs, plants and specimen trees. A paved terrace provides a space for entertaining and there is also the benefit of a timber summer house. A shingle sweeping driveway at the front of the property provides parking for several cars and access to the attached double garage.



Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset 4 ring 'Neff' gas hob
- » Integrated 'Siemens' electric oven
- » Integrated 'Hotpoint' dishwasher



Bathrooms

Family Bathroom

- » Panelled bath with centre wall mounted taps
- » Fully tiled corner shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Wash hand basin with a range of cupboards below and a vanity bar around with inset lighting



Principal Bedroom En-Suite Shower Room

- » Large walk in fully tiled shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Bidet
- » Vanity bar with inset wash hand basin and a selection of drawers under



Specification

- » Wall mounted 'Ideal' gas fired boiler located in the kitchen/breakfast room
- » Utility room with space and plumbing for a range of appliances
- » Principal bedroom suite with a range of fitted wardrobes and en-suite shower room
- » Second bedroom with south facing balcony overlooking the rear garden and beyond
- » Bedroom 4/study fitted with bespoke 'Neville Johnson' workstation and book shelves
- » Gardens and grounds in excess of 2 acres
- » Scope for further enlargement (stnc)
- » Attached double garage
- » Private driveway with parking for several cars



External

The property is approached over a sweeping shingle driveway with parking for several cars and access to the detached double garage. The wonderful landscaped gardens surround the property on 3 sides. A paved terrace adjoins the rear of the property and houses a substantial brick based green house. Manicured lawns extend from the terrace interspersed with well stocked established shrub and plant beds and an array of mature specimen trees. Well stocked borders flank the lawn on either side with stone steps in the centre of the lawn leading down to wild areas with pathways cut through. A summer house resides in this area along with sizable shrubs and established trees. A further area of managed wild planting and a small orchard of apple and pear trees can be accessed via a timber gate.





Transport Links from Byway House

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

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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.

Hurst Road, Hassocks, BN6 9NL

Approximate Gross Internal Area = 204.9 sq m / 2205 sq ft
 Garage / Summer / Green House = 57 sq m / 613 sq ft
 Total = 261.9 sq m / 2818 sq ft

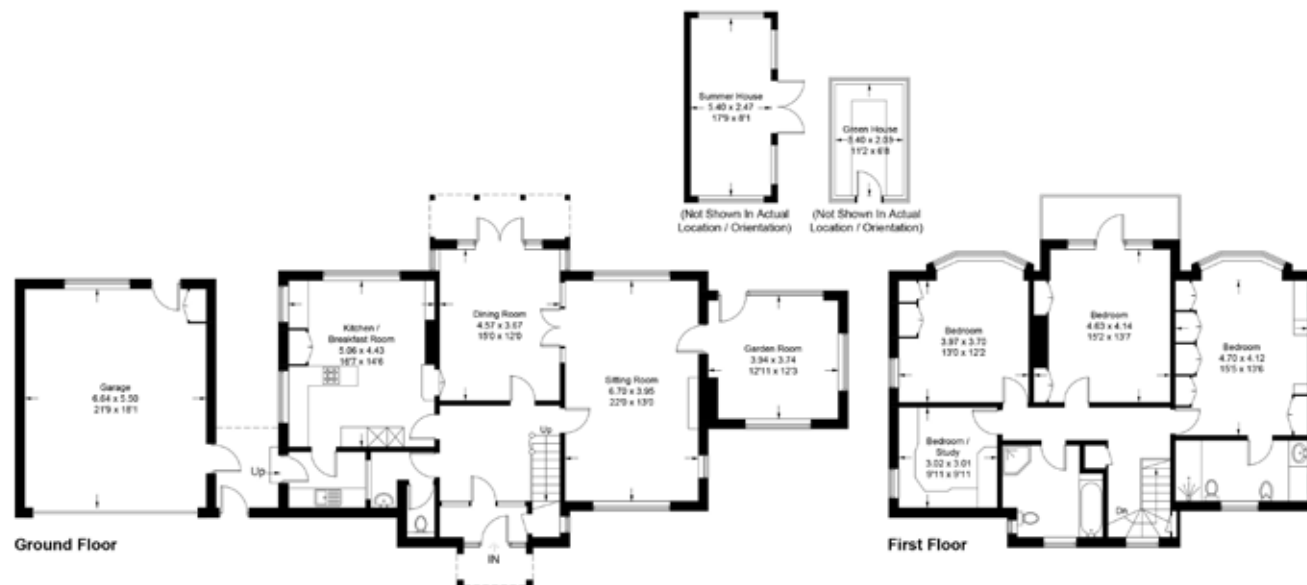


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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