



## Southdowns

NORTH BANK | HASSOCKS | WEST SUSSEX | BN6 8JG

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# Situation

A grand, detached Victorian family house situated in a sought after location close to the mainline station and High Street, boasting a wealth of period features and private landscaped gardens

The centre of Hassocks with its range of shops, amenities and train station are a short walk away and provides regular mainline rail services to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Further to this Gatwick airport can be reached by car in approximately 30 minutes. The neighbouring villages of Hurstpierpoint, Ditchling and the surrounding areas are brimming with well-respected state and private schools including Hassocks Infant School, Downlands, St Pauls Catholic College, Burgess Hill School for Girls, Hurst College and Brighton College. The city of Brighton and Hove is approximately 9 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

Steps lead up to the front of this beautifully presented Victorian double fronted house with a panelled front door opening into the vestibule with an original mosaic tiled floor. The entrance hall with its ornate plaster corning gives access to all the principle reception rooms and stairs leading to the first floor. Southdowns has retained all its ornate character whilst having the benefit of high ceilings, magnificent fireplaces and original plaster moulded corning to the principle rooms. The ground floor has 4 large reception rooms, a large kitchen/breakfast room, a utility room and cloakroom. The first and second floor has 6 bedrooms, 5 of which have the original fireplaces and the bedrooms with a northern aspect having far reaching views. The 2 bathrooms have modern white suites with panelled baths and separate showers. The property sits centrally within its plot with parking for several cars on a shingle driveway with space for a garage subject to any necessary consents. The rear garden is laid mainly to lawn with a large paved terrace adjoining the property.



# Kitchen

- » Oak fronted wall and base units including display shelves
- » Granite worksurfaces
- » Space for gas range cooker
- » Tiled splash backs
- » Fitted dishwasher
- » Pull out larder cupboard
- » Oak fronted island unit with granite worksurface with a selection of cupboards and space for microwave under
- » Leaded light glazed door to the garden
- » Slate tiled floor



# Bathrooms

## Bathroom 1

- » Panelled bath with traditional mixer taps and hand shower attachment
- » Bidet
- » Low level w.c. suite
- » Large fully tiled shower cubicle with wall mounted shower and glazed door
- » Granite effect vanity bar with inset wash hand basin with cupboards under
- » Tiled splashbacks
- » Heated ladder style towel radiator



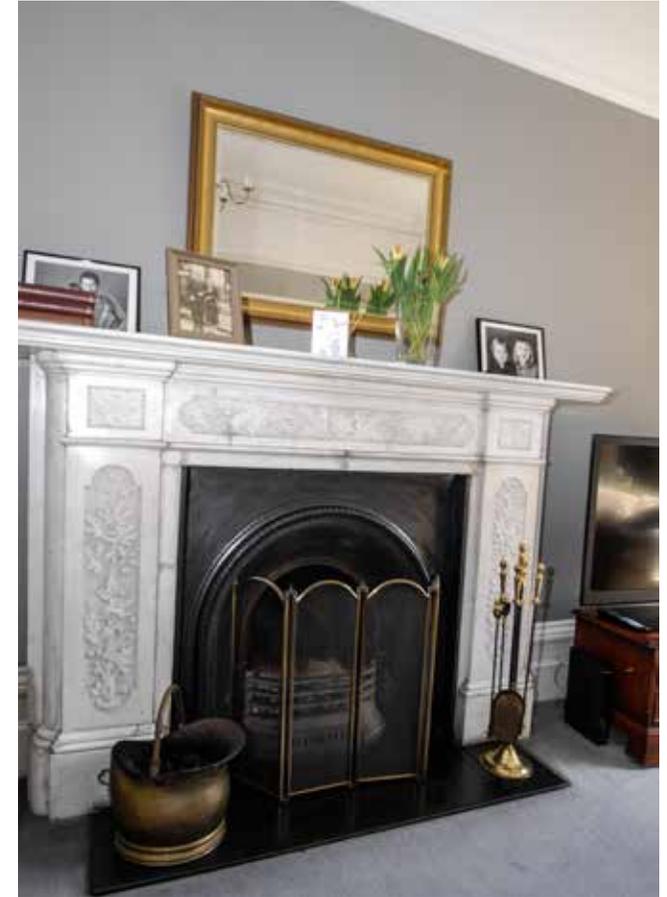
## Bathroom 2

- » Panelled bath with wall mounted mixer taps
- » Large fully tiled shower cubicle with wall mounted shower and glazed door
- » Marble effect vanity bar with inset wash hand basin with cupboards under
- » Low level w.c. suite with concealed cistern
- » Tongue and groove panelling
- » Heated ladder style towel radiator



# Specification

- » Gas fired 'Worcester' combination boiler located in the utility room that provides the ground floor heating
- » Gas fired 'Worcester' boiler located in the second floor bedroom that provides the first and second floor heating along with the hot water
- » All the principle reception rooms have open fireplaces
- » Master bedroom with en-suite dressing room
- » Stripped pine floorboards to the dining and sitting room
- » Ornate plaster moulded cornices
- » An abundance of working and feature fireplaces with marble surrounds
- » Parking for several cars
- » Space for garage (STNC)
- » Utility and cloakroom accessed from the kitchen



# External

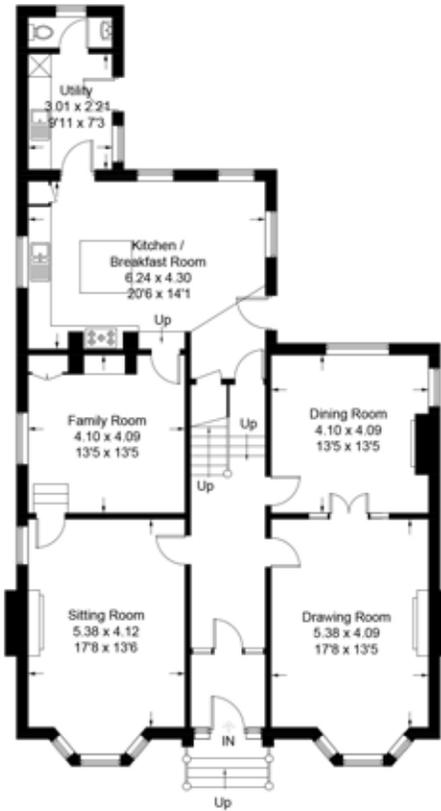
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The property is approached over a shingle driveway via timber gates and has ample parking for several cars with a large area of lawn and well stocked shrub and plant borders. Access to the rear garden is on both sides of the property. The rear garden is mainly laid to lawn with a large paved terrace. There is a further paved patio with a summer house. 2 garden sheds.

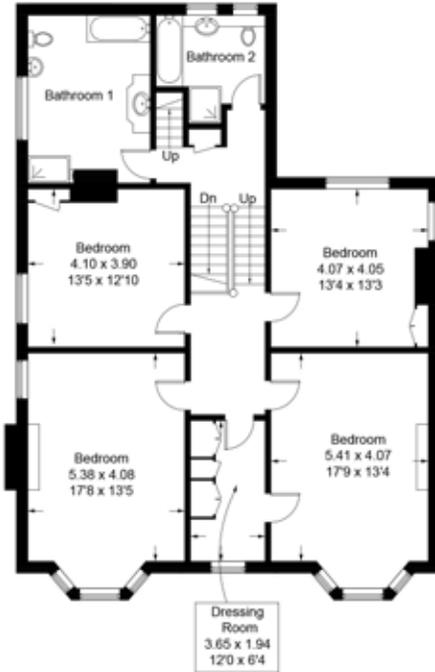


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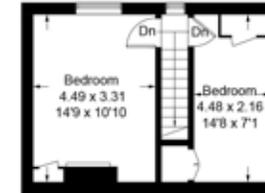
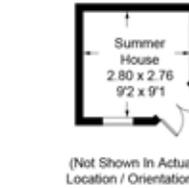
Approximate Gross Internal Area = 298.9 sq m / 3217 sq ft  
 Summer House = 7.2 sq m / 77 sq ft  
 Total = 306.1 sq m / 3294 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2017

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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.

A buyer is advised to obtain verification from the solicitor.

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