



The Ham

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

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Situation

A sizeable and grand character house situated a short walk from Hassocks mainline station with large south facing gardens amassing to approximately 0.75 acre

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.

The property is situated off a highly sought after road on the cusp of two bustling villages. The Ham is thought to date from the 17th Century with further additions added over time and boasts approximately 5,252 sq ft of accommodation (including double garage). The ground floor provides 4 sizeable reception rooms including a sitting room with beautiful inglenook fireplace, formal dining room, study, sun room and large kitchen/breakfast/family room. There are 7 double bedrooms and 4 bathrooms arranged over the top 2 floors. Of particular note is the large master suite with en-suite bathroom and french doors opening out to the balcony overlooking the beautiful gardens. There is also the benefit of a self contained cellar having an abundance of natural light. The gardens surround the property on 3 sides and are predominately laid to lawn along with a sizeable paved terrace area. The driveway with parking for several cars and access to the detached double garage is via timber gates.



Kitchen

- » 'Shaker Style' wall and base units including glass fronted display cabinets
- » Oak worksurfaces
- » Space for range style cooker
- » Space for dishwasher
- » Fitted fridge
- » Centre island unit with oak work surfaces and a selection of drawers, cupboard and wine racks below
- » Oak flooring



Bathrooms

(First Floor Shower Room)

- » Large walk in shower with wall mounted shower and curved glazed screens
- » Low level w.c. suite
- » Heated ladder style towel radiator



(First Floor Bathroom)

- » Panelled corner bath
- » Corner shower cubicle with wall mounted shower and glazed sliding doors
- » Low level w.c. suite with concealed cistern
- » Inset wash hand basin with cupboards and drawers under
- » Heated ladder style towel radiator



(En-Suite Shower Room)

- » Panelled bath with hand shower attachment
- » Large shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » 2 heated ladder style towel radiator

(Second Floor Bathroom)

- » Panelled bath
- » Corner shower cubicle with power shower glazed sliding door
- » Low level w.c. suite
- » Heated ladder style towel radiator

Specification

- » Floor mounted 'Worcester' gas fired boiler located in the utility room
- » Wall mounted 'Worcester' gas fired boiler located in the cellar
- » Master bedroom suite with en-suite bathroom and balcony
- » Beautiful inglenook fireplace with large oak bressummer
- » Sizeable sun room opening out onto the gardens
- » Fully fitted utility room
- » Versatile cellar
- » Marvellous landscaped gardens with a water feature
- » Detached double garage



External

The property is approached via five bar gates and over a tarmac driveway with parking for several cars and access to the detached double garage. The gardens extend to 3 sides of the property. A paved terrace with raised brick beds and large water feature adjoins the front of the property with a brick retaining wall to an expanse of lawn bordered on all sides by mature hedgerow and established trees. Four brick paved paths converge in the middle of the lawn where there is a stone plinth with sundial. To the western side of the plot is a large portion of lawn with well spaced specimen trees.



The Ham, Hurst Road, Hassocks, BN6 9NL

Approximate Gross Internal Area = 413.5 sq m / 4452 sq ft
 (Excluding Reduced Headroom)
 Cellar = 25.5 sq m / 274 sq ft
 Garage = 55.9 sq m / 602 sq ft
 Total = 494.9 sq m / 5328 sq ft

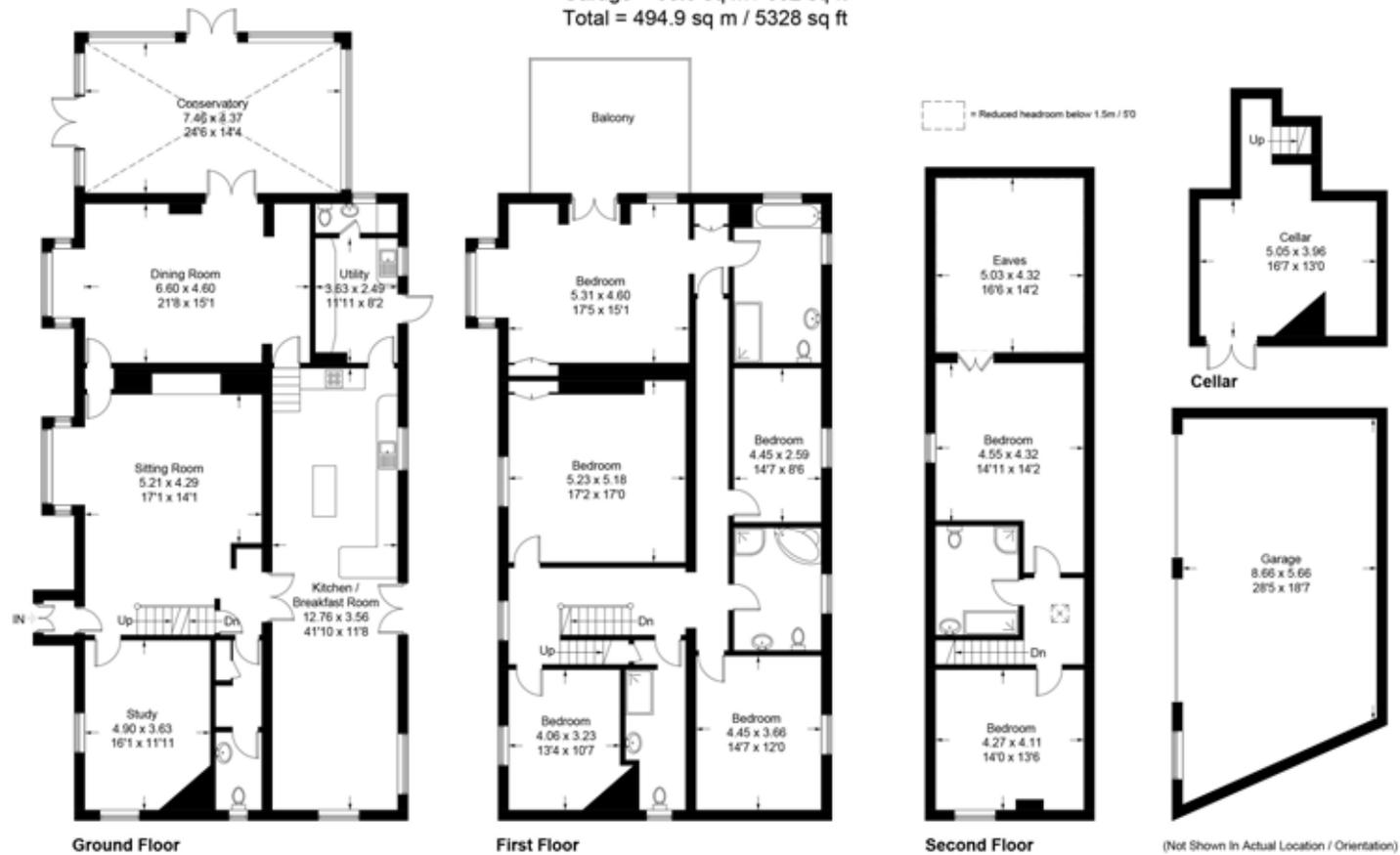


Illustration for identification purposes only, measurements are approximate, not to scale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. 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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