



13 Hassocks Close, Hassocks, West Sussex, BN6 8FD

Guide Price £625,000 Freehold

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What we like...

- \* Incredibly desirable location off prestigious South Bank, Hassocks.
- \* Fabulous open plan living space with bi-folds onto the garden.
- \* Superb master bedroom with ensuite offering a private retreat from rest of house
- \* Useful utility room created as part of a garage conversion.
- \* Easy reach of Hassock's mainline station, High Street and open countryside.

The Home...

Nestled in a select cul-de-sac of just nine properties, off the prestigious South Bank, this charming four bedroom semi-detached home is ideally located for Hassocks Station, making it a perfect choice for commuters. It’s also surrounded by scenic country walks, ideal for outdoor enthusiasts. The renowned local tennis/squash club is just a stone’s throw away, offering an excellent spot for active families or sports enthusiasts.

As you step inside this practical home, the owners' attention to detail is immediately evident, starting with the stunning blue mosaic floor tiles. To your left, you’ll find a convenient cloakroom. Opposite, the kitchen boasts a large window that provides a lovely view of the nearby tennis courts. Well-equipped with a built-in fridge freezer, oven, and space for a dishwasher, the kitchen blends functionality and style. The tiled flooring is not only practical but also adds a stylish touch, standing up to daily use with ease. A large opening provides clear visibility into the spacious lounge/diner, making it ideal for keeping an eye on young children while preparing meals.

The spacious living/dining room is, without doubt, the heart of the home offer a versatile and practical space that is ideal for entertaining and family living alike. The vendors have thoughtfully designed a fantastic TV unit with built-in storage and shelving, perfect for stowing away books, games, and toys. The bamboo flooring throughout is highly resilient, making it ideal for everyday use.

Adding to the appeal, the vendors have extended the home with a beautiful new area, complete with a large skylight, flooding the room with natural light and wonderful wooden bifold doors that open onto the rear garden. This extension provides the perfect space for a family-sized dining table and creates a seamless blend of indoor and outdoor living.

Off the dining area, you’ll find access to the original garage, half of which has been cleverly converted. The current owners are using this space as a utility room, which houses the washing machine but could easily serve as an office. A door leads to the rear garden, complemented by a window that lets in natural light. An additional door opens into the remaining part of the garage, providing ample practical storage space.

On the second floor you have an absolute delight, the master bedroom on the top floor offers a peaceful retreat from the hustle and bustle of the rest of the house. A Velux window floods the room with natural light, creating a bright and airy atmosphere. The owners have thoughtfully added hanging rails for easy access to clothes, adding both practicality and style. The ensuite features a large walk-in shower, WC, and sink. Additionally, there are four access points to the eaves, providing ample storage space.



Step Outside...

From the dining area, the stunning bifold doors offer a true sense of inside/outside living when fully opened, or you can opt to open just one door for a more versatile approach. Stepping outside, you’re greeted by beautiful grey tiles, an ideal foundation for creating a cosy seating area to soak up the Easterly sunshine. Just a step down, you'll find a perfect BBQ zone at the back of the utility/office space. The garden also features practical artificial lawn offering low-maintenance living—perfect for a busy lifestyle. At the front of the property are two parking spaces.

To the front you have driveway parking the leads to the garage store.

Hassocks Life...

Located at the bottom of the highly regarded South Bank, opposite The Weald Tennis and Squash club in the charming village of Hassocks. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is minutes away, making it a convenient and family-friendly location.

For commuters, Hassocks benefits from a train station with regular services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M).

Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you’re exploring the village’s green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience

The Specifics...

Title Number: WXS359239  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

