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**15 Stonepound Road, Hassocks, West Sussex, BN6 8PN**

**Guide Price £500,000 Freehold**

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## 15 Stonebound Road, Hassocks, West Sussex, BN6 8PN

Guide Price £500,000 - £525,000

What we like...

- \* Attractive Sussex style, bay fronted kerb-appeal.
- \* Glorious garden that extends to around 75ft and is west facing.
- \* Beautifully presented but huge scope to extend, enlarge or reconfigure, STPP.
- \* Walking distance to Hassocks Station, great schools and village High Street.
- \* Spacious and flexible accommodation.

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### Welcome Home...

This attractive 1930s 'Sussex-style' semi-detached home sits on a fabulous plot and offers a striking red brick façade with decorative tile-hung gables that speak to the age of the home. Location wise it is conveniently positioned to take advantage of all the amenities Hassocks has to offer including the mainline station, excellent schools, bustling High Street and beautiful open countryside.

Internally, the accommodation extends to 1,231 sq ft and offers plenty of flexibility. The sitting room is a bright and inviting space, styled in soft neutral tones that enhance the sense of light and calm. A large front-facing window draws in plenty of natural daylight, while the carpet adds warmth underfoot. A recessed fireplace nook adds subtle character, and there's ample wall space for media or artwork, making this a room that's as practical as it is welcoming.

From the sitting room you can flow through into the dining room, which is a lovely space for meals with the family. The decorative panelling adds a tasteful touch and the window overlooks the garden. A wide open leads into the kitchen makes this ideal for entertaining and there is, of course, always scope to fully knock through if preferred.

The kitchen itself is stylish, with two-tone, shaker-style cabinetry that sit under marble-effect counters. The fridge is neatly tucked away in one of the cupboards, whilst the washing machine & tumble dryer are hidden in another cupboard off the rear lobby.

There is also the essential ground floor cloakroom.

On the first floor there are three good size bedrooms, the family bathroom and separate WC. The main bedroom is a generous double and overlooks the front of the house, with plenty of built in wardrobe space and the prettiest of fireplaces, paying homage to its 1930s origins. The second double looks over the garden with a leafy backdrop, whilst the third bedroom is generous single which could be used as a nursery or home office.

Each bedroom is served by the contemporary family bathroom. Handily, the WC is separate, perfect for those busy mornings.

The home is fully double glazed, has electric heating (there is gas to the road, if preferred) and there is access to an Ultrafast fibre broadband connection – perfect for those who work from home or like to stream.

The garage has been converted into a playroom/home office space which has a door out to the garden. The front area remains as garage storage for bikes, tools etc.



### Scope & Potential

Whilst the home is offered in excellent order, there is plenty of further potential. The large loft space is ripe for conversion and you could easily add a large bedroom with ensuite. There is also scope to knock through the kitchen and rear lobby area to create a large open plan kitchen/dining/family space. The garden also offers room for a rear extension. Any work is of course subject to planning permissions.

### Glorious Garden

Stepping outside, you'll be wowed by the glorious garden, which extends to around 75ft in depth with a favoured and sunny westerly aspect. The porcelain paved terrace wraps around the house and is a contemporary space that's perfect for a spot of al-fresco dining or a glass of something chilled. The large expanse of level lawn is great for children to play and the leafy backdrop provides privacy and screening.

To the front the house has good frontage with driveway parking and established hedging that creates a privacy screen from passers-by.

### Hassocks Life

Hassocks 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. The village 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. The Friars Oak pub is a short stroll and offers great food and drink. You also have easy access to the A23 and Hassocks' mainline station provides fast, regular services to London, Brighton and Gatwick Airport.

### The Specifics

Title Number: WSX42370

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: C

Plot Size: 0.10 acres

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but intending purchasers should satisfy themselves before exchange of contracts.

