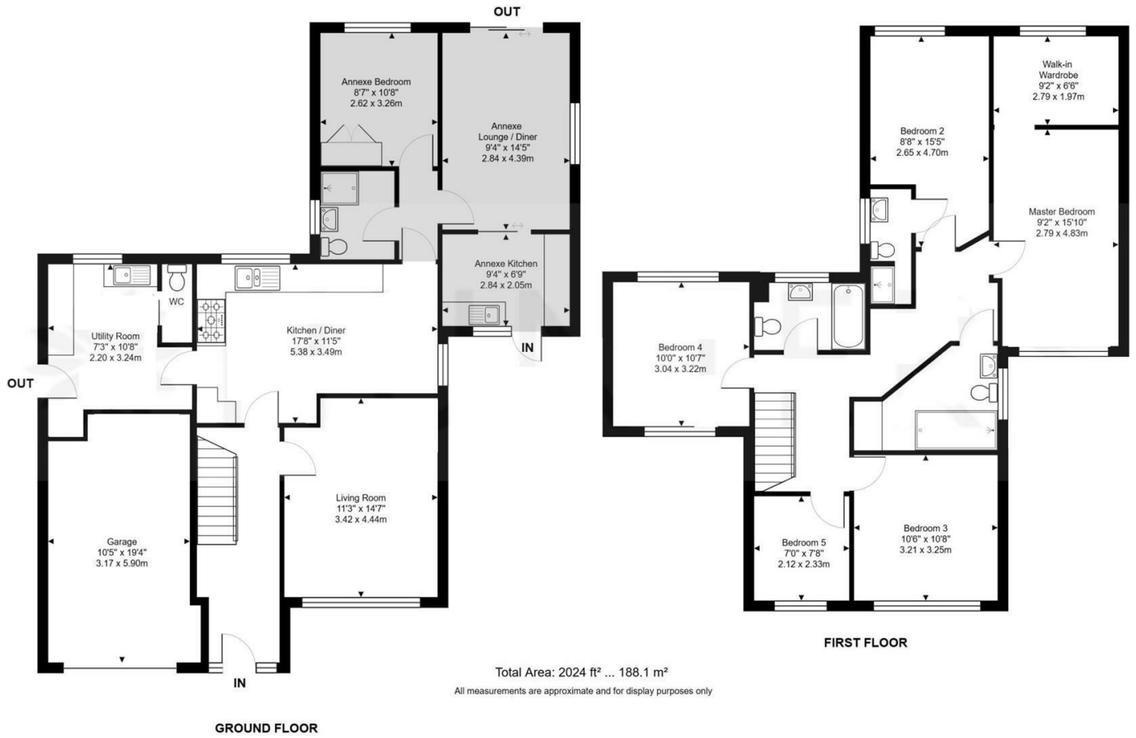
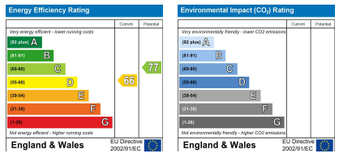


Total Area: 2024 ft² ... 188.1 m²

All measurements are approximate and for display purposes only



PSPhomes

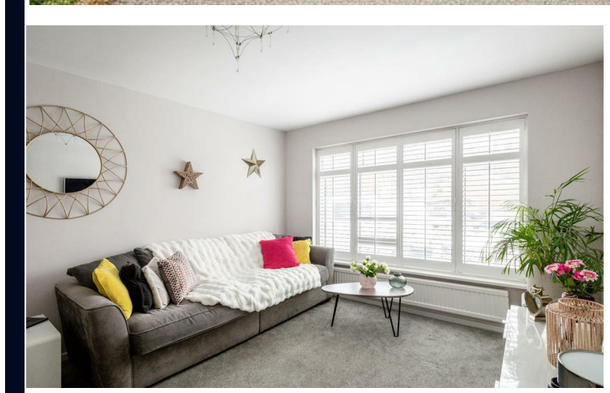
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VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







13 The Spinney, Hassocks, West Sussex, BN6 8EJ

Guide Price £700,000 Freehold

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13 The Spinney, Hassocks, West Sussex, BN6 8EJ

GUIDE PRICE - £700,000 - £750,000

What we like...

* Exceptionally spacious and highly versatile home with over 2.000 sq ft of accommodation.

* Attached annexe making it ideal for multi-generational living or separate income stream.

* Stylish kitchen/diner

* Village lifestyle with mainline rail services to London, Brighton and Gatwick Airport

GUIDE PRICE - £700,000 - £750,000

Welcome Home
A superbly versatile and exceptionally spacious (2,024 sq ft) detached home offering 5–6 bedrooms, including an integral annexe, making it ideal for blended families, multi-generational living, or those who simply want the flexibility of independent space for guests or rental income.

Inside, the property has been carefully maintained and offers a practical yet inviting layout. A wide hallway welcomes you with useful storage and a cloakroom. To the front, the sitting room is light and comfortable with a large picture window.

The rear of the home has been recently updated with a stylish kitchen/diner — a sociable hub finished with grey cabinetry, crisp white worktops and quality appliances. A central Aga adds character, while there is ample space for dining and entertaining. A utility room with direct garden access provides excellent extra space for laundry and storage, with a discreet WC tucked to one side.

Upstairs, a generous landing leads to the bedrooms. The principal bedroom enjoys dual-aspect views, a large walk-in wardrobe and a sense of calm. There are four further bedrooms, including one with its own en-suite, alongside a family bathroom.

The Annexe
A standout feature of this property is the self-contained annexe, complete with its own entrance. Inside is a bright living space with sliding doors to the garden, a fitted kitchen, double bedroom with built-in storage and a shower room. It’s ideal for a relative, guests or as a rental option (previously achieving around £1,250pcm).



Step Outside
Parking is well catered for with a private driveway, on-street space, and a garage fitted with an electric car charging point.

The rear garden offers a private outdoor retreat with a paved terrace for dining, an elevated lawn and mature planting for privacy.

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 Hassock's mainline station provides fast, regular services to London, Brighton and Gatwick Airport.

The Specifics
Title Number: SX122694
Tenure: Freehold
Local Authority: Mid Sussex District Council
Plot Size: 0.12 acres
Available Broadband Speed: Ultrafast Fibre

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



