

**Spencer
& Leigh**



60 Barton Way, Hassocks, West Sussex, BN6 8FR

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Guide Price £475,000 - £500,000 Freehold

- Immaculate semi detached family home
- Three bedrooms
- Popular Ockley Park development in Hassocks
- 16' Kitchen/diner with additional cupboard space and integrated appliances
- Main bedroom with en suite
- G/f cloakroom/WC and F/f family bathroom
- Formal living room/snug at the front of the home
- Level lawn rear garden with patio areas and a base for a shed
- Private driveway and garage with pitched roof for extra storage
- Viewing advised

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This charming three-bedroom semi-detached house, located in the highly desirable Ockley Park development in Hassocks, presents an exceptional opportunity for families and commuters alike. Boasting an impressive array of features, this home is designed for comfortable and contemporary living.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs WC and a separate utility room, providing practical solutions for everyday life. The heart of this home is undoubtedly the large kitchen-diner, a fantastic space for entertaining and family meals. It comes fully equipped with integrated appliances, ensuring a seamless culinary experience. The stunning living room-come-snug offers a versatile space for relaxation, whether you're unwinding after a long day or enjoying quality time with loved ones. WE LOVE the thoughtful design that creates distinct yet connected zones within this inviting area.

Ascending to the first floor, you will find three well-proportioned bedrooms. The master bedroom is a true sanctuary, benefiting from its own en-suite bathroom, offering a private retreat. A modern family bathroom serves the remaining bedrooms, ensuring ample facilities for all residents. The property still benefits from 8 years remaining on its NHBC guarantee, providing peace of mind for the new owners.

Externally, the property boasts a garage and parking for two vehicles, a significant advantage in this popular development. The private development itself is family-friendly, offering a safe and pleasant environment for children to play and neighbours to connect. One of the standout features of this location is the excellent connectivity; residents benefit from convenient cut-throughs directly to Hassocks Train Station and the bustling High Street. This makes commuting incredibly straightforward and provides easy access to local amenities, independent shops, cafes, and restaurants.



Located in the village of Hassocks which benefits from outstanding schools in the area and an array of local shops. The property itself is within a couple minutes walk to the mainline train stations which provides commuter links to London and Brighton, along with local bus routes and easy access to the A23.



Entrance
Entrance Hallway
Living Room
11'2 x 10'3
Kitchen
16'7 x 12'8
G/f Cloakroom
Stairs rising to First Floor
Bedroom
13'2 x 11'5
En-suite Shower/WC
Bedroom
11'4 x 8'7
Bedroom
9'10 x 9'3
Family Bathroom
OUTSIDE
Rear Garden
Garage
20' x 9'10
Property Information
Council Tax Band E (Mid Sussex) : £2,869.98 2025/2026
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 28 Mbps and Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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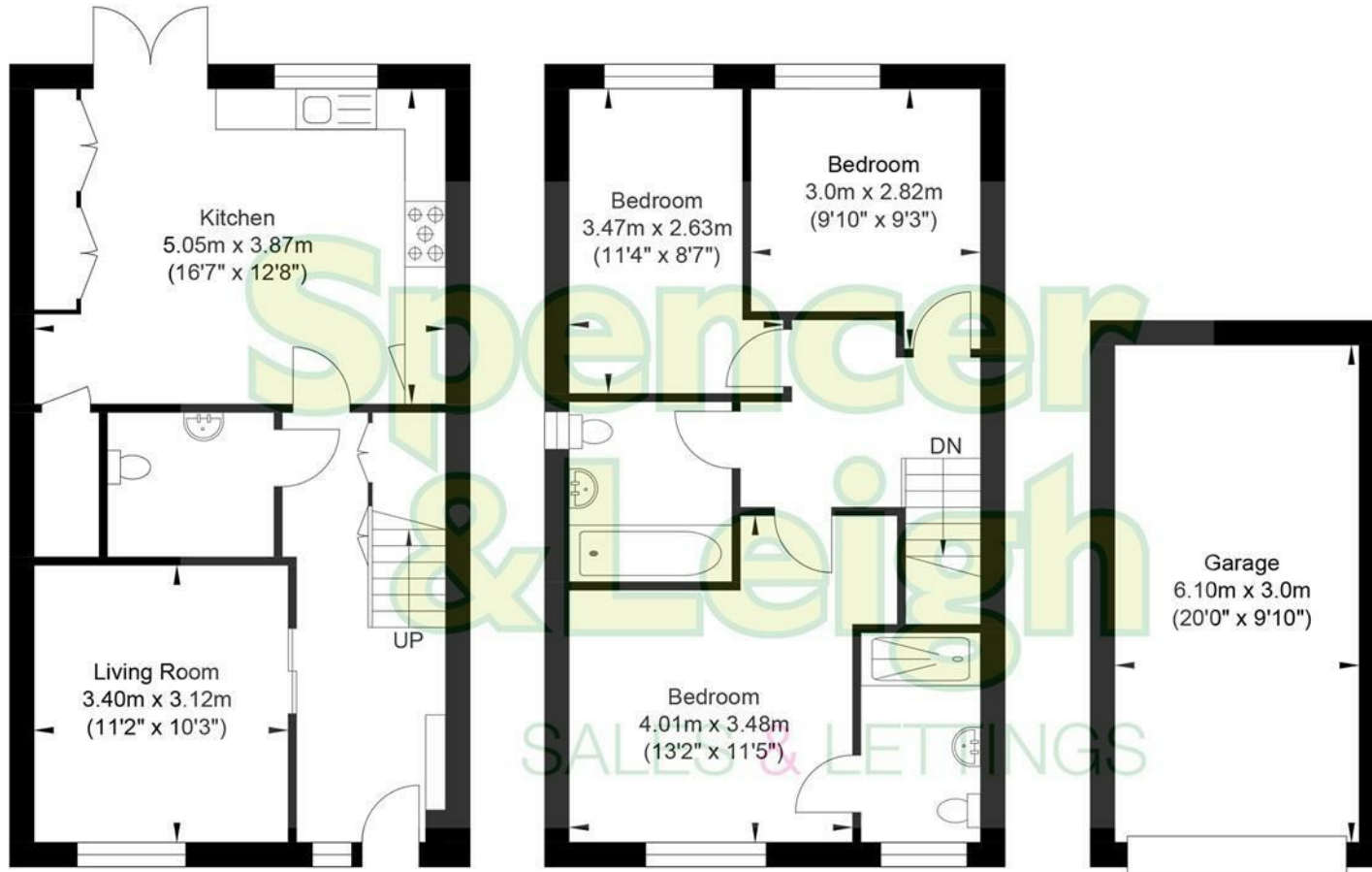


Council:- Mid-Sussex
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Barton Way



Ground Floor
Approximate Floor Area
499.0 sq ft
(46.35 sq m)

First Floor
Approximate Floor Area
499.0 sq ft
(46.35 sq m)

Garage
Approximate Floor Area
197.0 sq ft
(18.30 sq m)

Approximate Gross Internal Area (Excluding Garage) = 92.7 sq m / 998.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.