



36a Hurst Road

HASSOCKS | WEST SUSSEX | BN6 9NL

Chatt  
estates

# Situation

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A rarely available building plot with planning permission for a substantial contemporary styled detached house with integral double garage (amassing to approximately 478 sq m 5,140 sq ft) benefiting from far reaching rural views and being only minutes' walk to the mainline station

The accommodation is generous and flexible being arranged with 5 bedrooms, 4 reception rooms and 5 bathrooms arranged over 3 floors. There is also the benefit of a sizable games room/gym on the lower ground floor. This rarely available plot is set in approximately 0.4 of an acre with far reaching views and two terraces overlooking the rear garden.

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.



# 36a Hurst Road

## APPROXIMATE SIZES:

Contemporary styled house – (Gross external measurements) approximately 438 sq m (4,690 sq ft)

Integral double garage – (Gross external measurements) approximately 42 sq m (450 sq ft)

Acreeage/Grounds: Approximately 0.4 of an acre

## SERVICES:

Mains Water: Not connected but in the adjacent road

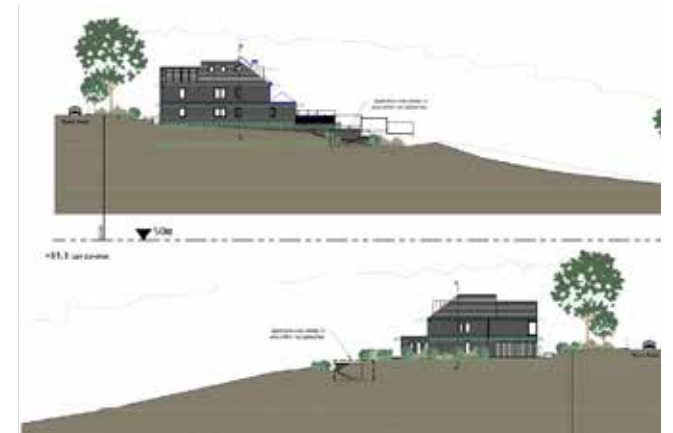
Mains Sewage: Not connected but in the adjacent road

Mains Gas: Not connected but in the adjacent road

Mains Electric: Not connected but in the adjacent road

Planning portal Ref: DM/23/2126

Local Authority: Mid Sussex District Council





## Transport Links

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.2 miles
Brighton	approx. 7.6 miles
Gatwick Airport	approx. 21 miles

## Hurst Road, Hassocks, BN6 9NL

Approximate Gross Internal Area = 435.7 sq m / 4690 sq ft  
 Garage = 41.8 sq m / 450 sq ft  
 Total = 477.5 sq m / 5140 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024

Consumer protection from unfair trading regulations 2008

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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