



33 Woodland Road  
HASSECKS | WEST SUSSEX | BN6 8HG

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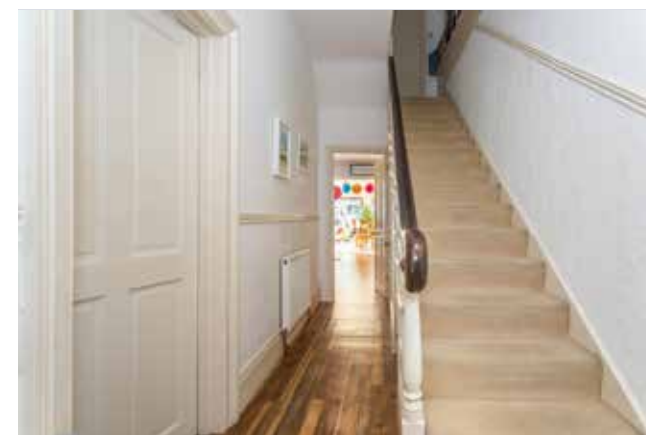
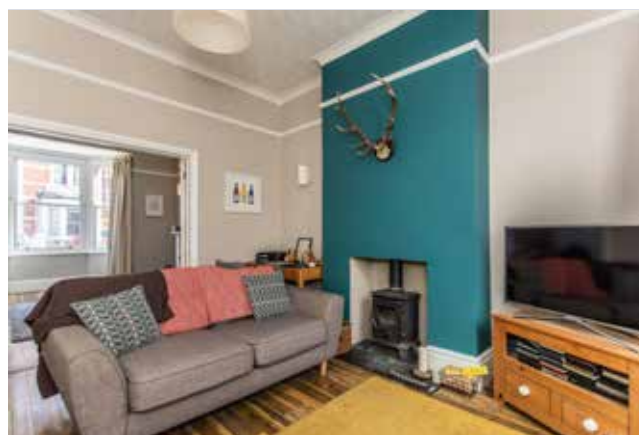


# Situation

A well-presented and striking Victorian home with a landscaped west facing garden, set along an enviable road within minutes' walk of the mainline station and boasting off street parking

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.

Situated along an enviable road, centrally located within the village with all the amenities close by this sizable semi-detached property offers approximately 2,000 sq ft over three floors. Having been well extended over the years the ground floor boasts two formal reception rooms, including a sitting room and a dining room with focal open fireplaces, high ceilings and a decorative bay window. A large modern extension to the rear of the property has created an open plan kitchen/family room which is wonderfully light with doors opening out onto the rear landscaped garden. The contemporary designed kitchen boasts a selection of integrated appliances and stone worksurfaces. Stairs lead to the first floor where there are two double bedrooms and a large family bathroom with free standing roll top bath and a separate shower. The principal bedroom is serviced by an en-suite bathroom. Stairs from the landing lead to the second floor where two further bedrooms reside. The landscaped, west facing rear garden is predominantly laid to lawn, bordered with well stocked shrub and plant beds and scattered with a selection of trees. Raised decking adjoins the rear of the property with a pergola creating a delightful seating area and a wonderful space to entertain or relax. Towards the rear of the garden is a 'Shepherds Hut' with power and currently used as a home office. The bottom part of the garden is owned by Network Rail and occupied by the vendor. The block paved driveway to the front of the property provides parking and has the benefit of a E.V charging point.



# Kitchen

- » High gloss wall and base units
- » Stone worksurfaces
- » Inset 'Butler style' sink
- » Inset 4 ring electric hob
- » Integrated electric oven
- » Integrated dishwasher
- » Space for 'American style' fridge freezer
- » Space for washing machine
- » Space for tumble dryer





# Bathroom

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## Family Bathroom

- » Free standing roll top bath with decorative clawed feet, traditional style taps and hand shower attachment
- » Large walk in fully tiled shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Half tiled walls



## Principal Bedroom En-Suite Bathroom

- » Panelled corner bath with corner mounted taps
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin



# Specification

- » Wall mounted 'Glow Worm' gas fired boiler located on the first floor
- » 'Karndean' flooring throughout the ground floor
- » Wood burning stove in the dining room
- » 'Shepherds Hut' with power currently used as an office located in the rear garden
- » E.V. charging point at the front of the house
- » Off street parking
- » The rear part of the garden is rented from British Rail on a license





# External

The property is approached over a block paved driveway with parking and an electric vehicle charging point. Side access to rear garden is via a timber gate where raised decking adjoins the rear of the property with a section covered by a timber pergola leading to a central lawn bordered on either side by shrub and plant beds and specimen trees. At the rear of the garden is a 'Shepherds Hut' currently used as a home office with power and a further seating area.







## Transport Links

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5.7 miles
Brighton	approx. 8.7 miles
Gatwick Airport	approx. 24 miles

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.

## Woodland Road, Hassocks BN6 8HG

Approximate Gross Internal Area = 180.3 sq m / 1941 sq ft

Office = 9.4 sq m / 101 sq ft

Total = 189.7 sq m / 2042 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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