



17 St. Andrews Place
HASOCKS | WEST SUSSEX | BN6 9QE

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Situation

A modern detached family home with a detached garage, off street parking and a private landscaped 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.

This modern detached family home, benefitting from the remainder of the NHBC warranty approx. 6 years) offers the ideal blend of comfort and practicality with open plan space to entertain yet with cozy spaces to relax. The sitting room is filled with natural light streaming through the bay windows which overlook the green communal space at the front of the property. The kitchen/breakfast room at the rear of the property has been stylishly designed with 'Quartz' Silestone work surfaces and central breakfast bar, high gloss units and a range of integrated luxury appliances. The utility room provides a useful space for further appliances on the first floor, there are four bedrooms and a family bathroom. It should be noted that the principal bedroom is serviced by an en-suite shower room. Recently landscaped, the beautiful rear garden hosts a selection of designed areas brought together with a range of external lighting and specific colourful planting. Areas of paved patio surround a central lawn and along with a secluded 'quiet' area and ornamental pond. The driveway to the front of the property provides parking for a car and access to the garage.



Overview

Kitchen

- » High gloss wall and base units
- » 'Quartz' Silestone worksurfaces with breakfast bar
- » Fitted 'AEG' double oven
- » Fitted fridge freezer
- » Inset 'Bosch' induction hob with extractor fan over
- » Integrated 'Zanussi' dishwasher
- » Integrated wine fridge



Bathrooms

A family bathroom and en-suite shower room with fully fitted white suites comprising a paneled bath with wall mounted shower, fully tiled shower cubicle with wall mounted shower and glazed doors, low level w.c. suites, wash hand basins and heated ladder style towel radiators



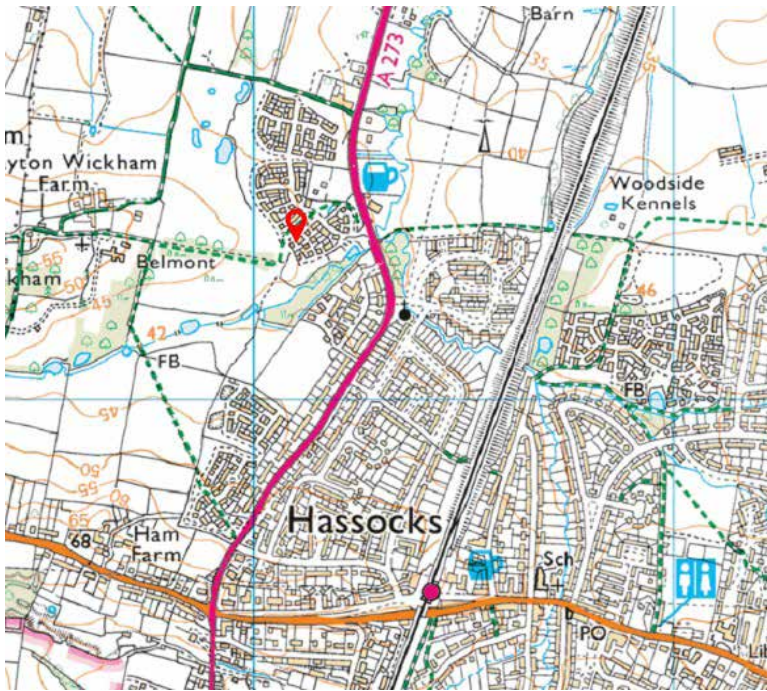
Specification

- » Wall mounted 'Ideal' gas fired boiler
- » Recently landscaped rear garden
- » Garage

External

The property is approached via a paved pathway to the front door, bordered by well stocked shrubbery. Side access to the rear garden is via a timber gate where a sizable paved patio partly covered by a modern pergola adjoins the rear of the property. A central lawn is bordered by a selection of mature shrubs and established colourful planting. An ornamental pond lies within the shrubbery along with a contemplation area with a wood bench accessed via a timber vine covered pergola. There is a range of external lighting along with external power sockets.





Transport Links

Hassocks Train Station	approx. 1 miles
Haywards Heath Train Station	approx. 6.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.3 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 21 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.

St. Andrews Place, Hassocks, BN6 9QE

Approximate Gross Internal Area = 111.8 sq m / 1203 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 129.9 sq m / 1398 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.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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