



Honeywood

CROSSWAYS LANE | HURST ROAD | HASSECKS | WEST SUSSEX | BN6 9NL

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Situation

A rarely available and well extended detached bungalow, tucked away along a private lane in an enviable location within minutes' walk of the mainline train station

Hurstpierpoint is a vibrant village with a bustling High Street including a greengrocers, deli, butchers, post office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks with its mainline train station provides regular rail services to London. There are also a range of revered state and private schools locally.

Rarely available and set in a superb location, along a private lane bordering the South Downs National Park, this impressive detached bungalow occupies a generous plot in a peaceful semi-rural setting and lies within easy reach of both the High Street and mainline train station. Having been thoughtfully extended over time with scope to further enlarge (stnc), the property offers versatile and well balanced accommodation, currently arranged with three reception areas including a spacious sitting room with a focal multi fuelled burner, a welcoming dining hall and a bright kitchen/breakfast room. The kitchen is fitted with a range of integrated appliances, bi-fold doors and complemented by a stylish modern maple wood breakfast bar, while a charming garden room at the front of the property provides an additional space to enjoy the surroundings. There are three well proportioned bedrooms served by a large family bathroom and a separate shower room complete with a fitted sauna. The beautifully private rear gardens extend to the east and are mainly laid to lawn, bordered by an array of mature shrubs, colourful planting and specimen fruit trees. A decked terrace adjoining the property and a further pergola covered seating area at the far end of the garden provide idyllic settings for outdoor entertaining or quiet relaxation. To the front, a driveway offers ample parking for several vehicles and access to a detached double garage with an electric door.



Kitchen

- » Shaker style wall and base units
- » Granite work surfaces
- » Modern maple breakfast bar
- » Inset sink and drainer
- » Inset 5 ring gas hob
- » Integrated electric oven
- » Integrated microwave
- » Integrated fridge
- » Space for dishwasher



Bathrooms

Family Bathroom

- » Panelled corner jacuzzi bath
- » Fully tiled shower cubicle with wall mounted shower and glazed door
- » Low level w.c. suite
- » Inset wash hand basin with cupboards and drawers under



Shower Room

- » Fully tiled shower with wall mounted shower and glazed door
- » Low level w.c. suite
- » Inset wash hand basin with cupboard under
- » Fitted sauna



Specification

- » Wall mounted 'Ideal' gas fired boiler located in the utility room
- » Focal multi fuelled stove in the sitting room
- » Family shower room with fitted sauna
- » Modern garden room to the front of the property
- » Utility room with space and plumbing for a range of appliances
- » East facing rear garden
- » Detached garage with electronically controlled door
- » Electric 'Tesla' charging port installed on the side of the garage
- » Driveway with off street parking
- » Scope for further enlargement



External

The property is approached over a tarmacadam driveway with parking for several vehicles and access to the detached double garage with electronically controlled garage door. The garage has an electric 'Tesla' charging port installed on the side. To the side of the driveway lies a front lawn bordered by well stocked shrub and plant beds. To the side of the garage is a useful timber garden shed. Side access to the rear garden is via gates on either side of the property, where a large decked area adjoins the rear of the property. A central lawn extends to the east bordered on either side with well stocked shrub and plant beds along with fruit trees. At the end of the garden is a paved terrace covered with a vine wrapped pergola. External storage is plentiful with four timber garden sheds.





Transport Links from Honeywood

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.2 miles
Brighton	approx. 7.6 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.

Hurst Road Hassocks, BN6 9NL

Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft

Garage / Outbuildings = 41.4 sq m / 446 sq ft

Total = 227.9 sq m / 2453 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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