

22 College Lane
Hassocks, BN6 9AQ

£675,000

This delightful period home is certainly deceptive from the front, as handsome though it's typical Victorian features are, the internal dimensions are somewhat surprising. As well as a welcoming entrance hall, there are two excellent sized reception rooms, all with attractive 'herringbone' wooden floor underfoot. The sitting room has a splendid open fireplace and sympathetically fitted bookshelves and a pleasant aspect to the front. The formal dining room is larger than expected and rectangular in shape and overlooks a small courtyard to the rear with the garden beyond. The ground floor also benefits from a separate, conveniently located cloakroom.

The kitchen breakfast room, is both striking and contemporary in its styling and has a range of cupboards and drawers, ample worktops and some fitted appliances. The separate breakfast area has plenty of room for informal family dining and access to the conservatory which is bespoke and timber in construction.

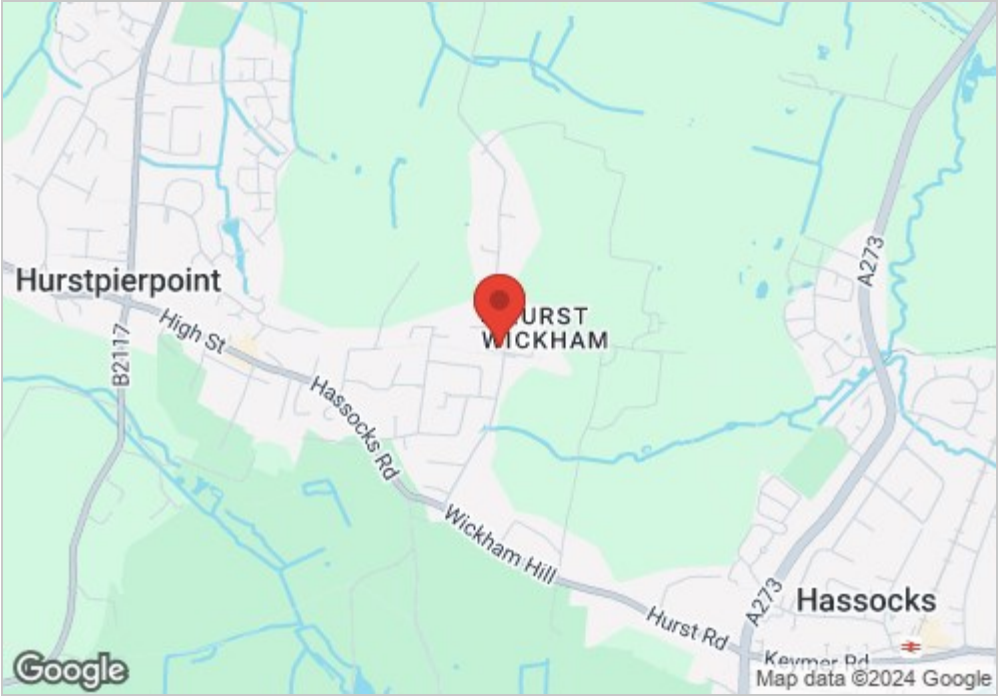
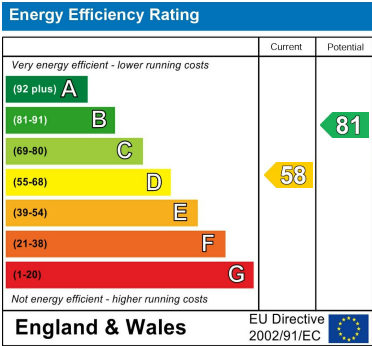
Upstairs there are 4 bedrooms, all of which have a pleasant outlook and a good sized bathroom/WC. The property is gas centrally heated and has many of its original sash window features which are an endearing feature of the property.

Externally, there is a fabulous good sized garden, which is another great surprise with lawned areas and a wealth of perennial plants trees and ornamental bushes and dedicated kitchen garden area. Worthy of special mention is the garden studio building, which is insulated and equipped with power and light and forms an excellent space for work or creativity. The garden sides onto dedicated meadow land which is set aside for the enjoyment of the community and is excellent for dog walkers and connects to many miles of countryside walking if desired.

Location:

The property is located just to the north east of the village which can be reached safely on foot with access to a connecting twitten being literally on the doorstep via a gate from the driveway. This allows a traffic free walk to Trinity Road, which is the location of St Lawrence CEP School. There is extensive parking and a car-port immediately to the front of the house and College Lane is accessed via a private drive shared with other residents. Hassocks mainline railway station is within 2 miles to the east providing regular services to London, Gatwick Airport and Brighton & Hove. Downlands Community School is also at Hassocks and Hurstpierpoint College is a short distance further on down College Lane. There is a wealth of choice for walking and cycling in the area.

- Victorian semi detached house
 - Good sized garden
 - Conservatory
 - Parking for 4 cars
- 4 Bedrooms
 - Adjoining open meadow land
 - Nearby St Lawrence CEP School
 - Hassocks mainline railway station is 2 miles



COLLEGE LANE

Approximate Gross Internal Area = 153.08 sq m / 1647.73 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

