





Hassocks, BN6 8UJ

## Offers in excess of £750,000

This beautifully updated and extended Victorian house, arranged over three floors, is set in a private and central location within the village, offering stunning views of the South Downs.

Ditchling, located within the picturesque South Downs National Park, is a historic village with a charming selection of local shops, cafes, a church, and two welcoming pubs, including The Bull, an award-winning gastro pub. The nearby village of Hassocks and the vibrant city of Brighton and Hove are just a short drive away, both offering excellent transport links to London as well as a wide range of shops, restaurants, and amenities. The area is also known for its excellent private and state schools, all easily accessible from the village.

Dating back to 1896, this semi-detached Victorian home has been thoughtfully extended and modernised, blending period features with contemporary design. The ground floor features two reception rooms, both with central open fireplaces, while the sitting room enjoys French doors leading out to the private gardens. A superbly designed extension has created a spacious kitchen with bi-fold doors that open up to create a seamless connection between the indoor and outdoor spaces. The kitchen boasts a central island with a breakfast bar, integrated appliances, and an Aga, making it both stylish and practical. There is also a separate downstairs W/C.

On the first floor, two bright and airy double bedrooms are complemented by a luxurious bathroom with a freestanding bath and separate shower. A staircase leads to the top floor, where an additional bedroom offers panoramic views towards the South Downs.

The south-facing gardens are a particular highlight, featuring a terrace, an area of lawn, well-established shrub and plant borders and mature trees. A detached timber studio adds extra versatility to the property, offering a variety of possible uses, whether as a home office, studio, or relaxation space. Viewing is highly recommended.




- 3 Bedrooms
- 2 Reception Rooms
- Updated and Extended Period Property
- Private Gardens
- Open Fireplace
- 1 Bathroom
- Separate Downstairs W/C
- Arranged over Three Floors
- Views Overlooking South Downs
- Studio

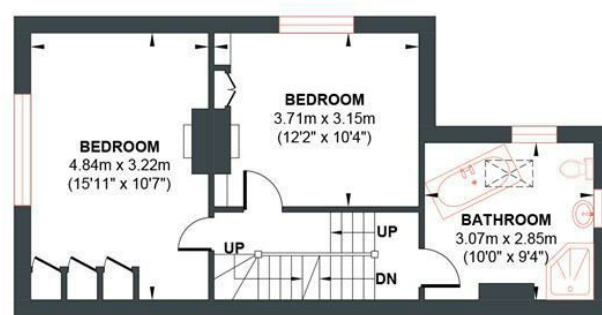
Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		58	80
<b>Not energy efficient - higher running costs</b>			

**England & Wales**

EU Directive 2002/91/EC

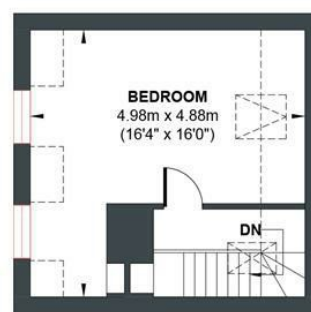


Approx. Gross Internal Floor (Excluding Outbuilding) Area 136.3 sq m / 1467 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



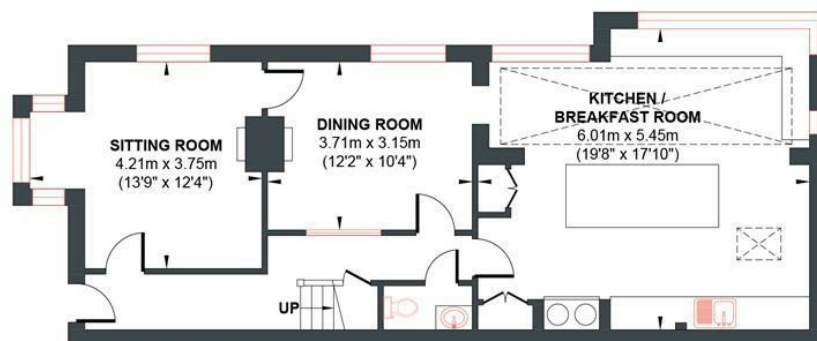
FIRST FLOOR

**Approximate Floor Area**  
463.49 sq ft  
(43.06 sq m)



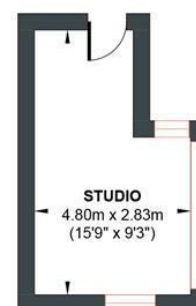
SECOND FLOOR

**Approximate Floor Area**  
278.35 sq ft  
(25.86 sq m)



GROUND FLOOR

**Approximate Floor Area**  
725.27 sq ft  
(67.38 sq m)



OUTBUILDING

**Approximate Floor Area**  
127.0 sq ft  
(11.80 sq m)



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All measurements are approximate

