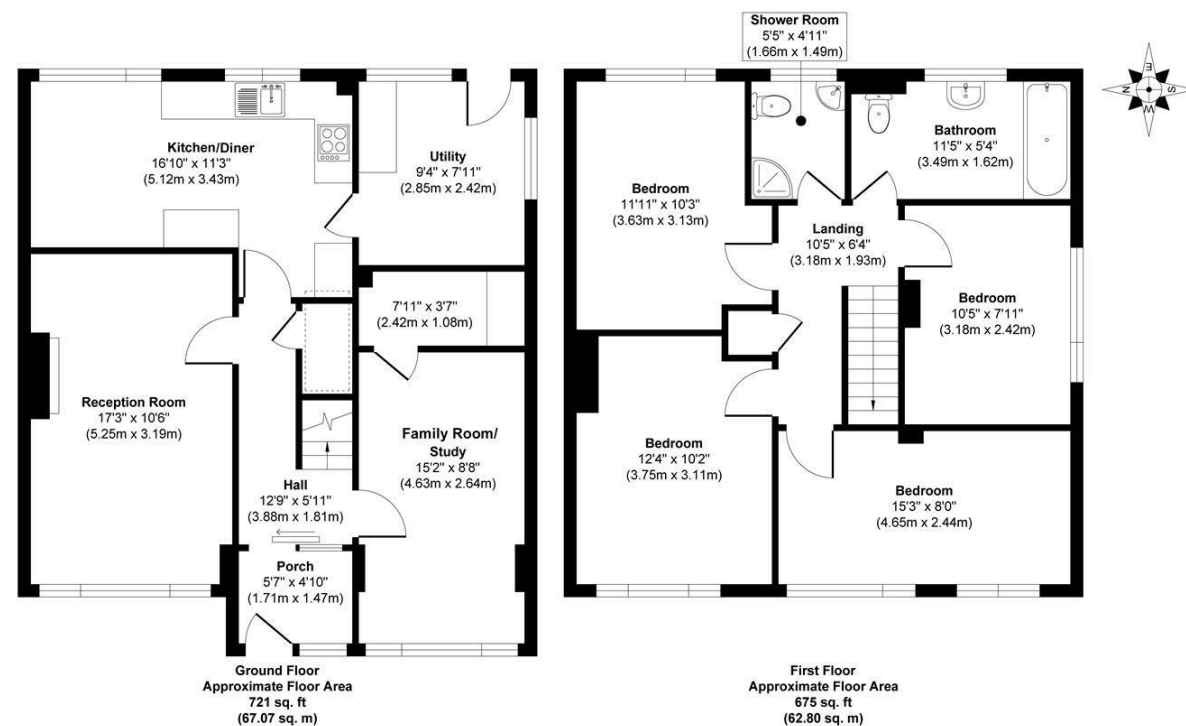
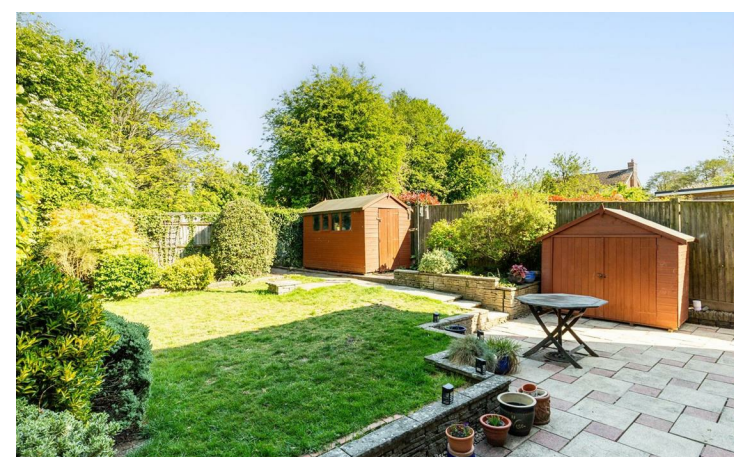
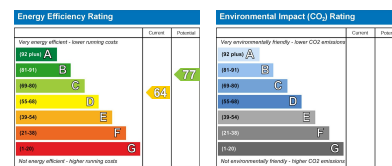




**Approx. Gross Internal Floor Area 1396 sq. ft / 129.87 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**52 Shepherds Walk, Hassocks, West Sussex, BN6 8EE**

**Guide Price £550,000 Freehold**

**PSPhomes**

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES  
 106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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52 Shepherds Walk, Hassocks, West Sussex, BN6 8EE

Guide Price £550,000 - £575,000

What we like...

- \* Spacious and highly versatile accommodation - great for a family.
- \* Delightful wooded outlook to both the front and the rear.
- \* Hassocks Life - a thriving village with great schools and mainline rail services to London.
- \* Four double bedrooms and two bath/shower rooms.
- \* Family room/home office offers excellent flexibility.

Guide Price £550,000 - £575,000

Welcome Home...

This semi-detached house is a perfect family home, set back from the road and enjoying a peaceful position with open greenery to both the front and rear, this extended four double bedroom semi-detached home offers spacious and flexible accommodation throughout. The property boasts a private garden, a long driveway providing ample off-street parking, and is located less than a mile from Hassocks station—ideal for commuters.

Upon entering the property, you're welcomed by a functional porch—perfect for storing coats and shoes, which leads via a sliding door into a central hallway giving access to the principal ground floor rooms and staircase to the first floor. There’s also a useful under-stairs storage cupboard.

To the right is a spacious and flexible reception room, created from a high-quality garage conversion by the current owners approximately seven years ago. This room enjoys views over the green to the front and can easily serve as a study, additional bedroom, snug, or games room. A large cupboard to the rear houses the boiler and offers excellent storage or the potential for a walk-in wardrobe.

The generous lounge is light and welcoming, featuring a large front-facing window that captures the delightful open green space opposite. A wood-burning fire provides a cosy focal point—perfect for relaxing evenings.

To the rear of the property is the well-proportioned kitchen/dining room, bathed in natural light and offering lovely views of the garden. The dining area comfortably accommodates a large table for eight, making it ideal for family meals and entertaining. The kitchen is well laid out, with space for a cooker, plenty of storage and practical worktops. An added gem is the separate utility room which provides space for a dishwasher, washing machine and fridge-freezer and offers direct access to the garden via a rear door.

There is, in our opinion, plenty of scope to knock through and/or add French doors to the garden too.

The first floor offers four well-proportioned double bedrooms, all thoughtfully laid out to maximise space and natural light. The principal bedroom enjoys pleasant views to the front and benefits from ample space for wardrobes and furnishings. A second spacious double also overlooks the rear garden, offering a peaceful retreat. Two further double bedrooms are ideal for children, guests, or home working.



The property benefits from two bathrooms on the first floor: a modern family bathroom with a bath, wc and a sink with storage underneath and a convenient separate shower room—perfect for busy households. The shower room or bathroom could become an ensuite.

Step Outside...

To the rear of the property lies a generously sized garden, complete with a patio area ideal for morning sun, entertaining or relaxing. The garden is wonderfully private, backing onto a peaceful green space that creates a serene, countryside feel. Two sheds provide practical storage for garden tools and a BBQ. At the front, a long driveway offers parking for up to four cars, while open green space across the road enhances the sense of space and tranquillity.

Out & About...

Hassocks village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. The village is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is minutes away, making it a convenient and family-friendly location. The Friars Oak pub is a short stroll and offers great food and drink. You also have easy access to the A23 and Hassock’s mainline station provides fast, regular services to London, Brighton and Gatwick Airport.

The Specifics...

Title Number: SX94208  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Plot Size: 0.09 acres  
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but intending purchasers should satisfy themselves before exchange of contracts.

