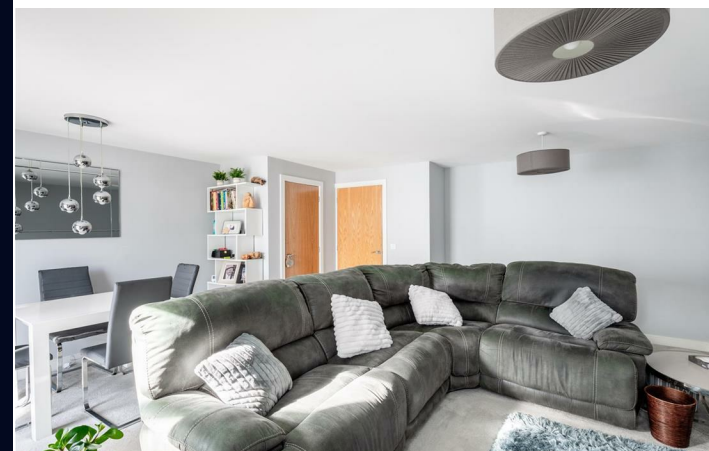
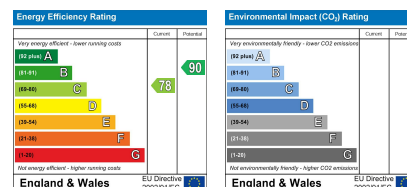


**Approx. Gross Internal Floor Area 1513 sq. ft / 140.55 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale  
 Produced by Elements Property



**12 Sycamore Way, Hassocks, West Sussex, BN6 8YH**

**Guide Price £600,000 Freehold**

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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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12 Sycamore Way, Hassocks, West Sussex, BN6 8YH

Guide Price £600,000 - £625,000

What we like...

- \* Modern home with quintessential village lifestyle.
- \* Exceptional conservatory with vaulted ceiling and bi-folding doors
- \* Four good size bedrooms
- \* Walk of Hassocks mainline station, great schools, bustling High Street and open countryside
- \* Low maintenance garden.

Guide Price £600,000 - £625,000

Welcome Home

If you’re looking for modern, low maintenance living with a quintessential village lifestyle then this fabulous link-detached home on the ever popular Clayton Mills in the heart of Hassocks will surely be of interest.

The home is offered for sale in excellent condition throughout with really generous ground floor accommodation.

The kitchen is a good size with modern, cream cabinetry sitting under walnut effect counters. There is an integrated double oven, gas hob, dishwasher, space for fridge/freezer and space for a washing machine. There is also plenty of room for a breakfast table too.

The main living room is an impressive space with plenty of room for designated sitting and dining zones. The understairs cupboard provides handy storage and the accommodation flows freely into the stunning conservatory. This impressive glazed space is flooded with natural light and the bi-fold doors blur the division between the inside and the out making this a brilliant space for inside-outside living during the summer months.

There is also a handy ground floor cloakroom.

On the first floor there are four bedrooms and two bath/shower room. The main bedroom has its own modern ensuite shower room whilst the others are served by the stylish family bathroom.

Being a modern home there are strong levels of insulation, fully double glazed windows and a thermostatic gas fired central heating system.

Step Outside

Stepping outside you have a landscaped garden that is all about ease of maintenance. The artificial lawn is neat and the paved terrace extends the entire rear of the house and is the perfect spot for al-fresco dining. The shrubs provides pops of texture and there is a door that’s leads into the garage, which is fully powered with lighting.



To the front is driveway parking for one car.

Hassocks Life

Sycamore Way forms part of the Clayton Mills development in the heart of Hassocks. This home is just a ten minute walk from the village High Street. The 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. Hassocks 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 within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is close by, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs and you can easily walk through the fields into Ditchling where you'll find The Bull Pub and Green Welly Coffee Shop.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M). Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you're exploring the village's green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience.

The Specifics

Tenure: Freehold  
Title Number: WSX332475  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast Fibre:  
Plot Size: 0.06 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally to satisfy themselves.

