



## 1 Willowbrook Way, Hassocks

A completely unique 4 bedroom, split level, chalet style detached house, completely modernized, extended and redesigned to an exacting specification with ultra modern technologies creating this fabulous family home. Situated close to the centre of the village with access to all village amenities including the main line railway station.

£1,425,000



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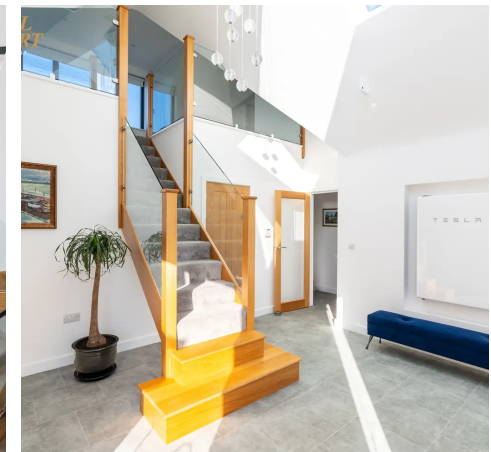
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## Hassocks

- Electric driveway gate and garage door
- Infrared Nexgen underfloor heating throughout
- Smart solar panels x 34
- Tesla Powerwall storage battery
- Cat 6 cabled throughout including garage and home office
- Vaulted glass roofed entrance hall
- Double aspect dining area, patio doors to patio terrace
- Landscaped front and rear gardens with substantial areas of patios with a glazed balustraded patio terrace.
- Fully alarmed, including subterranean garage for 4 cars
- Council Tax: F EPC Rating: D

Lower ground floor split level double aspect living space with partially vaulted ceiling and oversized patio doors opening onto the rear garden.

Double aspect Kitchen galleried over the living room fitted with dark grey/graphite shaker style units and 'Las Vegas' solid granite worktops. Island peninsula with twin bowl sink having insinkerator, integrated appliances, double multi function oven with plate warming/proving drawer, two integrated fridges, Induction hob, dishwasher, open plan to:-



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Double aspect dining area, patio doors to patio terrace.

Utility room with fitted kitchen units, sink unit and integrated larder freezer, space and plumbing for washing machine.

Guest bedroom with built in wardrobes and an en-suite shower room/WC.

Further ground floor bedroom/office.

Family bath and shower room with contemporary white suite and twin headed shower.

Double aspect family room with fitted Contura log burning stove and patio doors onto the patio terrace.

Spacious Galleried first floor landing with built in wardrobe/storage cupboard.

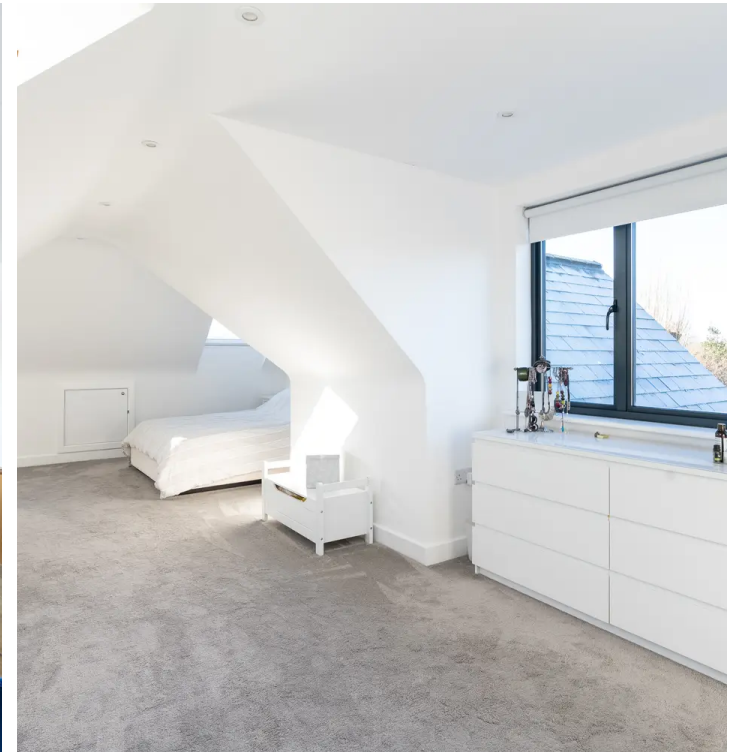
Double bedroom with sloping ceilings.

Triple aspect master bedroom with views to South Downs National Park, en-suite bathroom/WC.

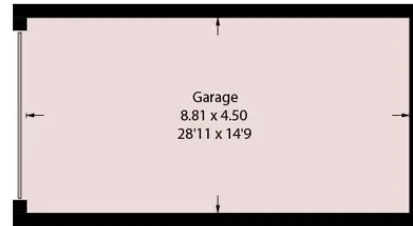
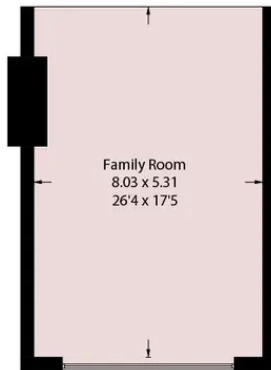
Enclosed driveway, substantial carport, four car underground garaging.

Landscaped front and rear gardens with substantial areas of patios with a glazed balustraded patio terrace.

At the end of the garden there is a substantial insulated timber built home office perfect for WFH working.

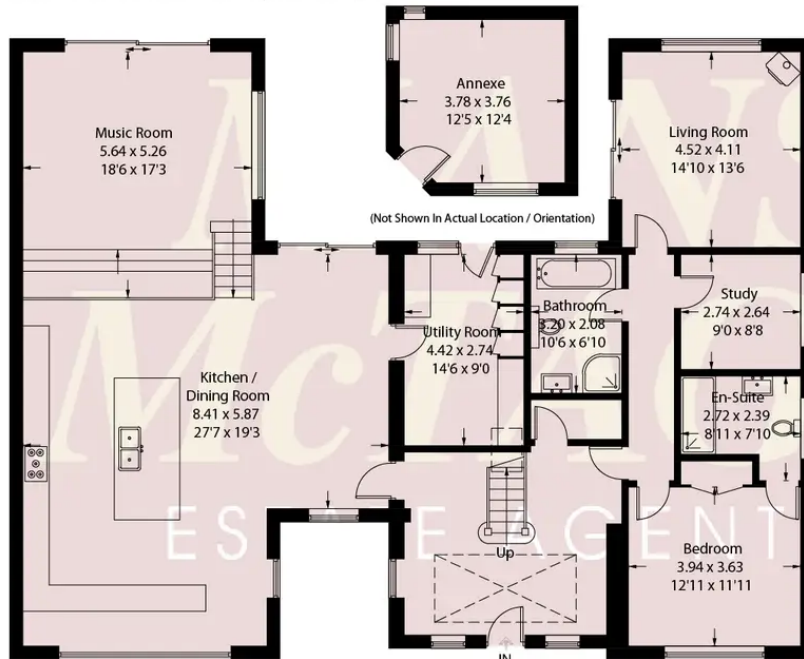


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Lower Ground Floor = 42.8 sq m / 461 sq ft

(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



Ground Floor = 196.2 sq m / 2112 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)

First Floor = 81.7 sq m / 879 sq ft  
Including Limited Use Area (22.8 sq m / 245 sq ft)

Approximate Gross Internal Area = 320.7 sq m / 3452 sq ft

Garage = 39.6 sq m / 426 sq ft

Annexe = 14 sq m / 151 sq ft

- - - - - = Reduce height

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