



## 44 Hurst Road, Hassocks, BN6 9NL

A substantial detached, period residence with accommodation arranged over three floors and comprising of up to 8 bedrooms, standing in an elevated plot of approaching 0.75 acres including an outdoor heated swimming pool. Situated within a short walk from Hassocks mainline station.

£1,600,000



**MANSELL  
McTAGGART**  
Trusted since 1947





## 44 Hurst Road

Hassocks

**Pillared Entrance Porch:** mosaic tiled floor. Front door to:-

**Vestibule:** tiled floor, double doors to:-

**Hall:** exposed floorboards, dado rail, ornate ceiling, stairs to first floor, understairs cupboards.

**Cloakroom/WC:** low level WC, wash hand basin with cupboard under, window to side.

**Double Aspect Sitting Room:** feature open fireplace, 'Adams' style surround, stained glass leaded light windows, exposed floorboards, picture rail, double glazed window to the front. Ornate corniced ceiling. Bay window to rear with views.

**Bay Fronted Dining Room:** double glazed bay window to front, plantation style shutters, cast iron fireplace, built in cupboards, exposed floorboards, picture rail, ornate corniced ceiling.

# 44 Hurst Road

Hassocks

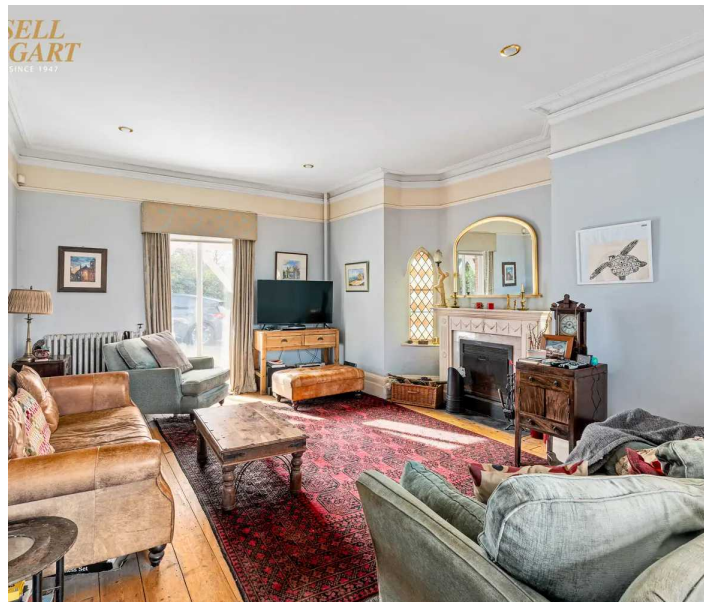
## 'L' Shaped Triple Aspect Kitchen/Breakfast Room:

vaulted ceiling, cream coloured shaker style wall & base units, chrome furniture, butler sink unit, integrated dishwasher, integrated larder, space for range cooker, tiled floor, windows to side and rear, double doors and Juliet Balcony to rear with views.

**Snug/Study:** dado rail, display shelving, window to side.

**Utility Room:** 'Vaillant' boiler, sink unit, plumbing for washing machine, window to side.

**Boot Room:** built in storage, space for plumbing, American fridge freezer, wine rack, door to rear garden.





# 44 Hurst Road

Hassocks

## First Floor

**Landing:** linen cupboard, double glazed window to front with shutters, dado rail, stairs to second floor.

**Master Bedroom:** UPVC double glazed window to front, shutters, built in wardrobes,

**En-Suite Bathroom:** white suite, panel enclosed bath, shower over, pedestal wash hand basin, low level WC, UPVC double glazed window to side.

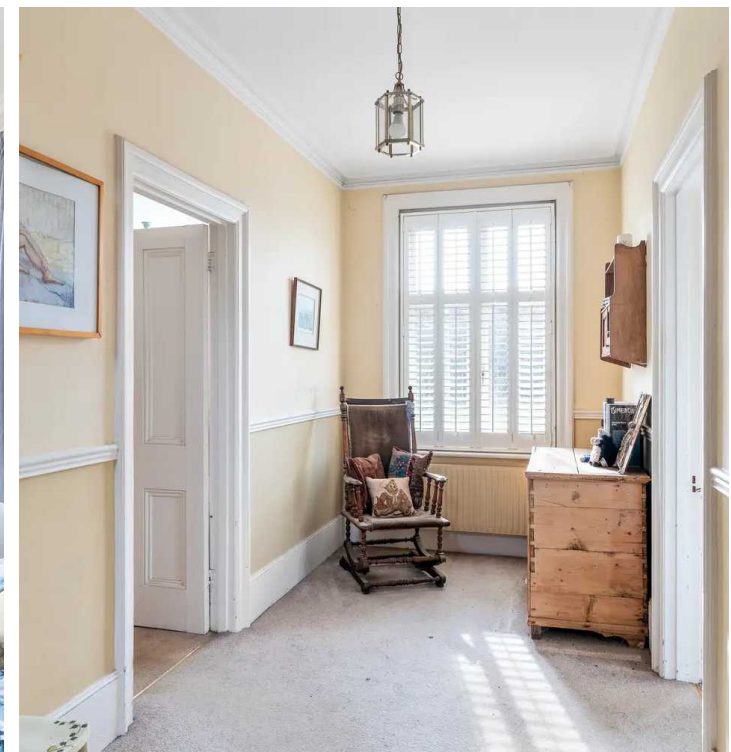
**Double Aspect Bedroom 2:** windows to side and rear with views, picture rail, ornate ceiling.

**Double Aspect Bedroom 3:** windows side and front, shutters, pedestal wash hand basin, ornate ceiling.

**Study/Bedroom 8:** desk and wall shelving, picture rail, ornate ceiling, window to rear with views.

**Family Bath & Shower Room:** white suite, panel bath, separate shower cubicle, pedestal wash hand basin, UPVC double glazing windows to side.

**Separate WC:** high level flush WC, dado rail, window to rear with views.



# 44 Hurst Road

Hassocks

## 2nd Floor

**Landing:** loft hatch, linen cupboards.

**Bath/WC:** white suite, panel bath. low level WC, shower cubicle, wash hand basin, Eaves cupboard, window to rear with views.

**Bedroom 4:** double aspect double glazed windows to side and rear with views, wardrobes.

**Bedroom 5:** double glazed windows to side, wardrobes.

**Bedroom 6:** double glazed windows to front, wardrobes.

**Bedroom 7:** double glazed window to front, wardrobes.

**Brick Drive:** room for several cars.

**Games Room:** windows to rear, x 2 Velux windows, electric heating, personal door to rear garden.

**Rear Garden:** brick and paved patio which adjoins the house. Lawns, heated outdoor swimming pool, mature shrubs and borders.





The centre of Hassocks with its range of shops, amenities and train station are a short walk away and provides regular mainline rail services to London, Brighton and Gatwick (Victoria in approximately 55 minutes).

Further to this Gatwick airport can be reached by car in approximately 30 minutes. The neighbouring villages of Hurstpierpoint, Ditchling and the surrounding areas are brimming with well-respected state and private schools including Hassocks Infant School, Downlands, St Pauls Catholic College, Burgess Hill School for Girls, Hurst College and Brighton College.

The city of Brighton and Hove is approximately 9 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs National Park provide the finest backdrop for walking and horse riding.







## 44 Hurst Road

Hassocks

- Substantial detached period home of 3829 square feet
- Accommodation over three floors
- Up to eight bedrooms, three bathrooms, four reception rooms
- 0.75 acre plot
- Outdoor heated swimming pool
- Period features
- Walk of main line railway station
- Distant views from upper elevations
- Gas central heating
- Council tax band: G – Energy performance rating: D





# 44 HURST ROAD

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS &  
GARAGE / GAMES ROOM)

**3492 sq ft / 324.5 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS &  
GARAGE / GAMES ROOM)

**3829 sq ft / 355.8 sq m**



Site Plan



Ground Floor  
1422 sq Ft / 132.1 sq M

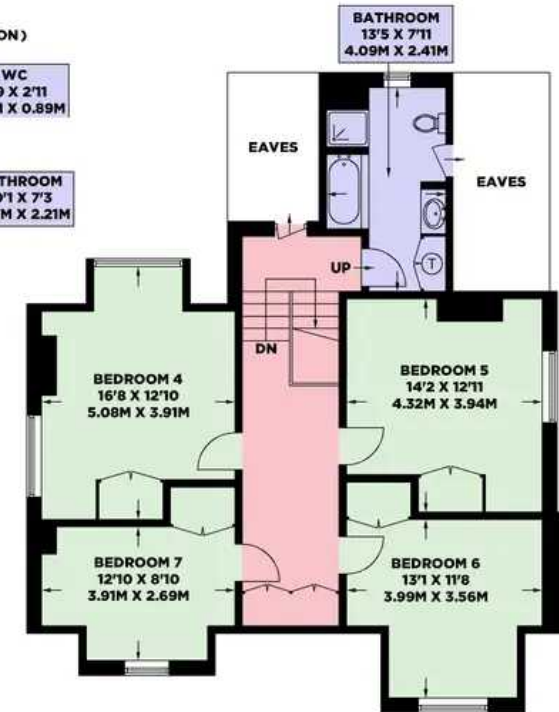


Garage / Games Room  
328 sq Ft / 30.5 sq M

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



First Floor  
1162 sq Ft / 108.0 sq M



Second Floor  
917 sq Ft / 85.2 sq M

© Mansell McTaggart 2024  
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB  
has@mansellmctaggart.co.uk

mansellmctaggart.co.uk  
01273 843377

**MANSSELL  
MCTAGGART**  
Trusted since 1947



**Certified  
Property  
Measurer**

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ↯ Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not used any apparatus, equipment, fixtures, fittings or services and do not warrant that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. Reference to the removal of a property only based on information supplied by the seller. We have not had sight of the title documents and no view is advised to obtain an opinion from that solicitor. Aerial views in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to look on an appointment to view before embarking on any journey to see a property and check its availability.