



5 Hurst Road, Hassocks, BN6 9NJ

£975,000

A deceptively spacious five double bedroom detached family home with potential to divide the accommodation to provide an annexe if required. Excellent location on the South side of road with a South facing rear garden and a short walk to Hassocks main line railway station and village centre.



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5 Hurst Road

Hassocks

Set up from the road and secluded by a mature hedgerow sits this sizeable and versatile detached chalet style family home. With five double bedrooms, two en-suite shower rooms and a re-fitted fully tiled family bathroom, plus a re-fitted and enlarged kitchen/dining room, utility room, study, and a large 34'5 x 16'6 living room that enjoys a favoured Southerly aspect we truly believe this to be an excellent home environment to raise children. An entrance porch with quarry tiled step leads into the spacious hallway with a staircase rising to the first floor and a galleried first floor landing over. The newly installed Kitchen/dining room/utility room is 'L' shaped, re-fitted with two 'AEG' ovens (Pyrolytic) touch control, 'AEG' full height fridge, 'AEG' full height freezer, 'AEG' induction hob (5 burner) with extractor fan, integrated 'Bosch' dishwasher, integrated bin/recycling bin, composite white sink, 'Quooker' hot water tap with cold water filter, Quartz carrara marble worktop and upstand. The utility area has space for a washing machine and dryer. It must be noted that a new 'Vaillant' central heating boiler was installed in 2022. The dining area has a tall floor to ceiling window to the front elevation with a large long glazed roof lantern that ensures maximum light into this room. The bi-fold doors open on to the decking area (perfect for BBQ's and seating) and the rear garden. The sizeable living room has an outlook over the rear gardens (South) with two fireplaces, a door to the study/home office and a door to an ante room with patio doors out to the rear gardens, our clients currently utilise this ante room as a boot room.



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The study has a vaulted ceiling with velux window affording natural light. The master bedroom on the ground floor has a pretty period fireplace, exposed floorboards and a window to the front elevation. There is a newly refurbished en-suite shower room with a white fitted suite that includes an oversized shower cubicle. Similar to the study, this room has a vaulted ceiling and velux window for natural light and ventilation. An inner hallway access two further ground floor double bedrooms and the re-fitted family bathroom again with a contemporary white suite.

On the first floor the landing is galleried over the hall below, has doors to both bedrooms on this floor and has double doors out to a South facing balcony. The fourth bedroom has built in shelving with an ornate radiator cover and a door to its own en-suite shower room fitted with a new shower/tiles/tray and doors. The fifth bedroom is also double and includes a built in desk and storage solution. Outside, a private blocked paved driveway sweeps up from the road to an area of car parking/hardstanding, there is a lawned front garden with a mature hedgerow screening the property from the road. The rear garden is South facing, fully enclosed with a level area of lawn and a coloured paved stone patio that adjoins the house. There is a large storage shed to rear garden and small shed.

- Council tax band G – Energy performance rating D



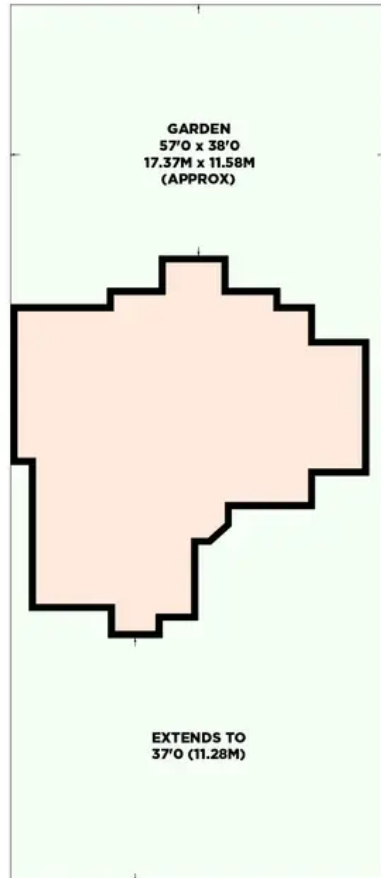
5 HURST ROAD

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

2223sq ft / 206.5 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)

2323sq ft / 215.8 sq m



Site Plan



Ground Floor
1880sq Ft / 174.7 sq M



First Floor
443 sq Ft / 41.2 sq M

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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, figures, fittings shown is an approximate interpretation for illustrative purposes only.

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- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display