



12 The Spinney, Hassocks, BN6 8EJ

£725,000

This substantial versatile four / five bedroom family home, sits on a good size plot with large rear garden. Situated with a ten minute walk to Hassocks village with access to all local amenities, mainline station and schools. This house offers great family living accommodation. Viewing is highly recommended.



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12 The Spinney

Hassocks

This four / five bedroom family house offers a vast amount of living space and is set on a large plot with a huge rear garden. The property has a large entrance hall with stairs leading to first floor. On the ground floor there is a family room leading onto a further study. The kitchen comprises of a selection of wall and floor mounted units with a high gloss finish with space for the fridge freezer, range oven and an overhead fitted extractor, with a breakfast work station. The kitchen has a separate utility area with space for washing machine, dishwasher and sink which leads to a further area which has a downstairs WC, and side door access, and a Potterton conventional boiler. The kitchen then leads into a large dining area with French doors onto the rear garden and separate lounge area. On the first floor there are three double bedrooms, one with a loft hatch, and a further single bedroom, with the main bedroom having an ensuite shower room plus a separate family bathroom. Outside the 125 x 100 ft rear garden has various different areas with a good size lower patio area leading on the lawned area which has two Oak trees and two sheds with side access to the front of the house, there is also a rear gate which you can walk into Hassocks village from. The front of the house has a garage with power and lighting and off road parking for three cars and a small lawned front garden area. The property could also be further improved and extended subject to necessary planning consent. This truly adaptable property would suite a family looking for large living accommodation with great outside space.



12 The Spinney

Hassocks

- Four bedroom detached house
- 125 x 100 rear garden
- Master bedroom with ensuite
- Private driveway and garage
- Kitchen diner
- Living room
- Study
- Separate utility
- Some modernisation required
- EPC: D Council Tax: F

The Spinney is within a 10-15 minute walk of Hassocks mainline station (London Victoria approximately 57 minutes) and the High Street with its comprehensive range of shops and other amenities. Burgess Hill is two miles to the north, and the business and entertainment centre of Brighton ten miles to the south. The property is a short drive from the A23 at Albourne and offers fast access to the M23/Gatwick, the M25 and the national motorway network.





29 Keymer Road, Hassocks, West Sussex BN6 8AB



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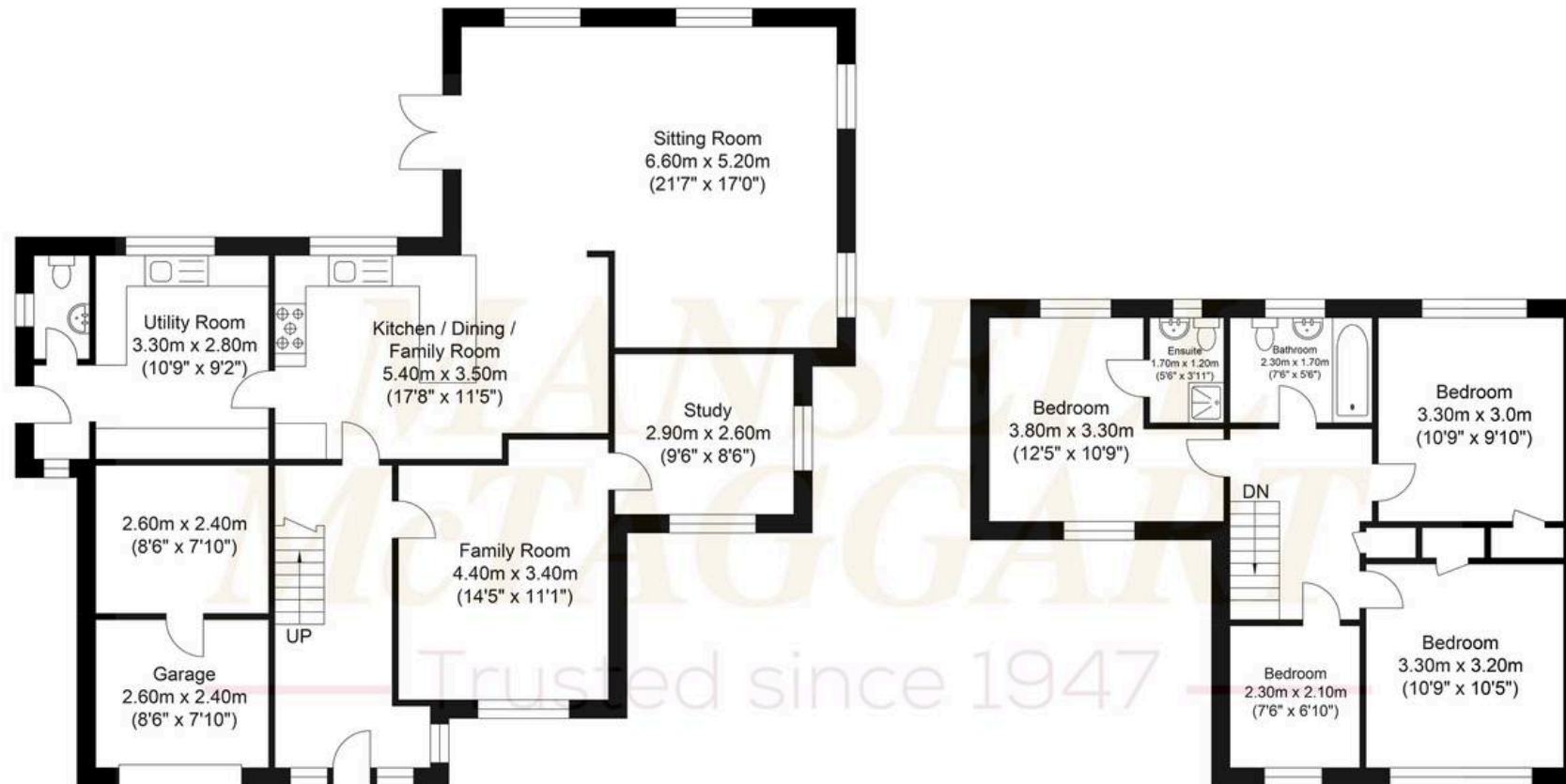
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Ground Floor
Approximate Floor Area
1132.14 sq ft
(105.18 sq m)

First Floor
Approximate Floor Area
562.30 sq ft
(52.24 sq m)

Approximate Gross Internal Area (Including Garage) = 157.42 sq m / 1694.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.