



63 Woodland Road
Hassocks, BN6 8EU

■ ■ ■ Mark Reville & Co

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Guide Price £650,000 Freehold

A delightful 5 bedroom detached chalet-style bungalow situated in the picturesque village of Hassocks having been thoughtfully extended over the years, this property offers flexible living spaces designed to meet a variety of needs. The current owner has cherished nearly two decades of happy residence here, making it a truly welcoming family home. The property boasts generous room sizes and a well-considered layout. On the ground floor, you'll find a bright and airy kitchen/breakfast room and a spacious living room. A dining/family room flows seamlessly into a triple-aspect conservatory, ideal for relaxation or entertaining guests. The principal bedroom, complete with an en-suite bathroom, is conveniently located on the ground floor alongside two additional bedrooms and a shower room. Upstairs, two further well-proportioned bedrooms and an additional shower room provide added flexibility for family or guest accommodation. Externally, the property features a private driveway offering ample parking, with side access leading to a beautifully enclosed rear garden. This outdoor space is perfect for hosting gatherings or enjoying peaceful moments in tranquil surroundings.

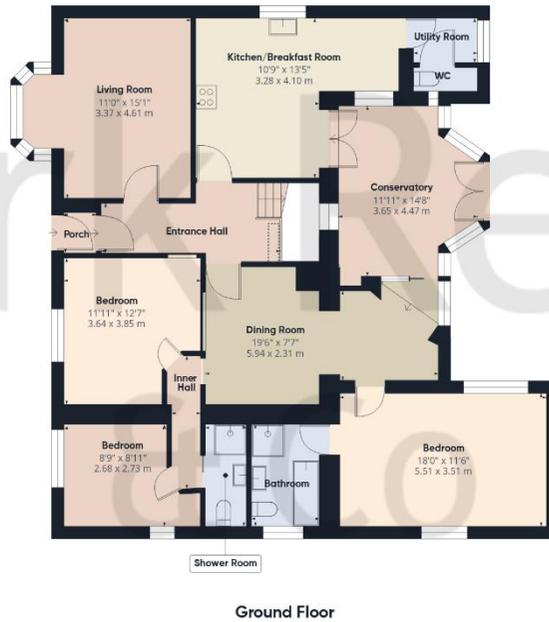
Situated in a prime location just a short walk from Hassocks' vibrant high street, which offers a variety of shops, cafes, and restaurants. Hassocks railway station is also within easy reach, providing excellent commuter links to London (approximately one hour) and Brighton (under 15 minutes). This makes the property an ideal choice for those seeking a peaceful village lifestyle while maintaining convenient access to major urban centres. Families will appreciate the proximity to several highly regarded schools. The property falls within the catchment area of Hassocks Infant School and Windmills Junior School, both celebrated for their nurturing environments and strong academic performance. For older children, Downlands Community School, offering outstanding secondary education, is also nearby. Nature lovers will be delighted by the property's closeness to the South Downs National Park. This breath-taking area offers endless opportunities for outdoor activities, from scenic walks to cycling and more. This property represents a rare opportunity to acquire a home that perfectly balances charm, functionality, and location. Whether you're a family, a professional, or someone looking to enjoy the best of village life, 63 Woodlands Road is sure to impress. Early viewings are highly recommended.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			86
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 1821 ft²
 169.1 m²

Reduced headroom
 69 ft²
 6.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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