



# 18 The Grange

Hassocks, BN6 9FD

**Guide price £950,000**

This substantial 5 bedroom detached modern house provides excellent sized family accommodation spread over 3 floors with an outstanding master suite on the second floor with feature covered balcony providing views over the fields beyond.

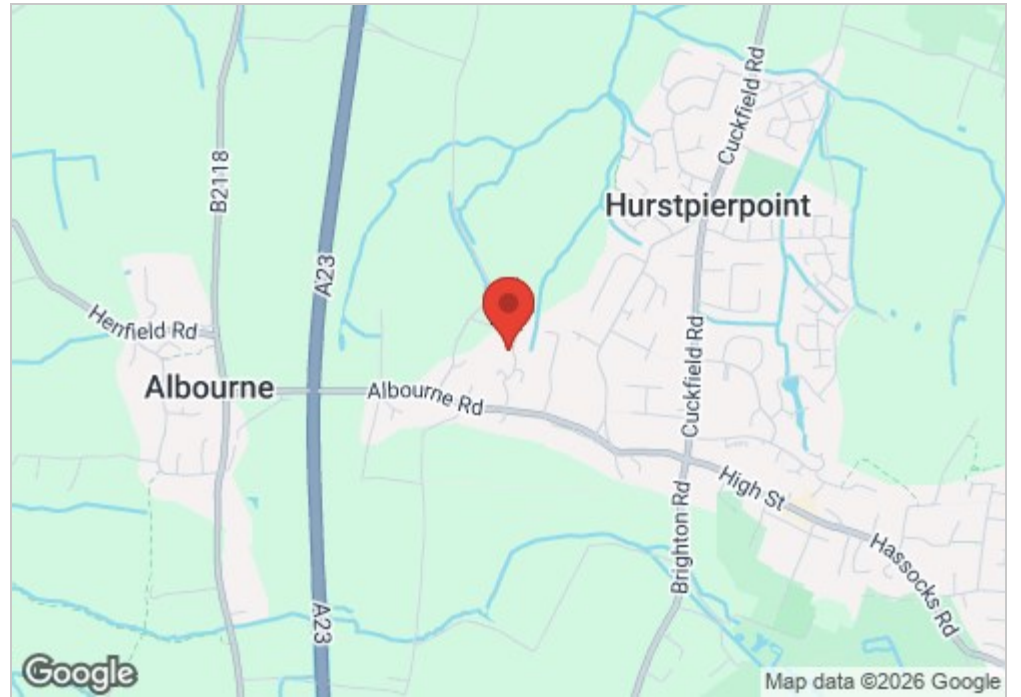
On the ground floor the property offers a range of reception rooms including: living room, dining room, office, feature open plan kitchen / living / dining room with doors opening onto the Westerly facing rear garden, utility room and cloakroom.

The first floor offers 4 good sized bedrooms, one with an en suite shower room, family bathroom.

The whole second floor of the property is taken up with a superb master suite, featuring a range of built in wardrobes, dressing area, sitting area, large shower room and West facing covered balcony providing views over fields.

Outside the property is approached over a brick paved drive which provides ample off road parking and leads to a single garage. At the rear of the property the large West facing landscaped garden offers a good deal of seclusion and backs onto fields.

Hurstpierpoint is a vibrant village with a bustling High Street including a green grocers, deli, butchers, Post Office, 4 restaurants, 3 public houses and a church. The larger village of Hassocks, with its mainline train station provides regular rail services to London. The A/M23 and Gatwick Airport are also both easily accessible. Plus there is also a range of revered state and private schools locally.

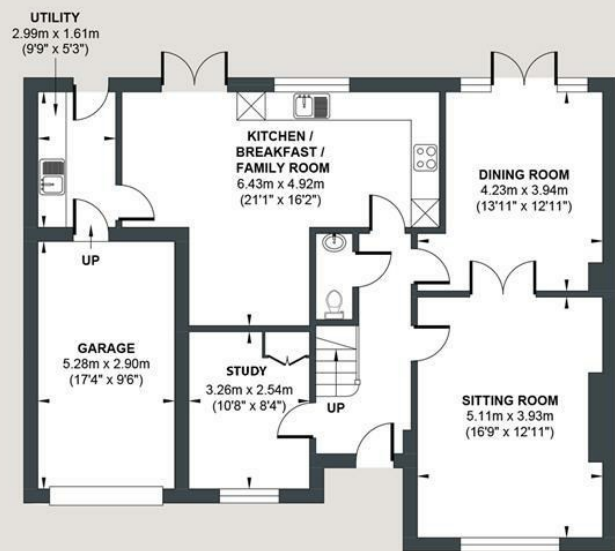


- Most Attractive 5 Bedroom Detached Family House
- Landscaped West Facing Rear Garden Backing Onto Open Fields
- Popular Village Location Within Walking Distance To The High Street
- Superb Second Floor Master Suite With Covered Balcony
- Spacious Kitchen / Living / Dining Room
- Ample Of Road Parking And Single Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	83
England & Wales	EU Directive 2002/91/EC	

## THE GRANGE

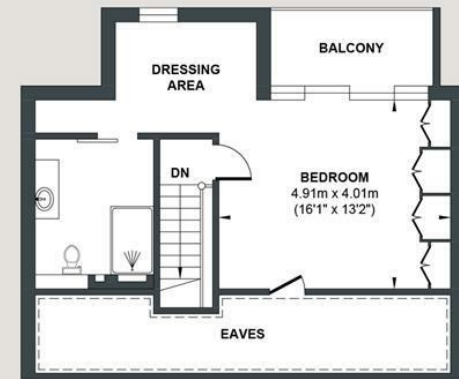
Approx. Gross Internal Floor Area (Excluding Eaves) = 224.01 sq m / 2411.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR  
Approximate Floor Area  
1112.12 sq ft  
(103.32 sq m)



FIRST FLOOR  
Approximate Floor Area  
861.00 sq ft  
(79.99 sq m)



SECOND FLOOR  
Approximate Floor Area  
438.09 sq ft  
(40.70 sq m)



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All measurements are approximate

