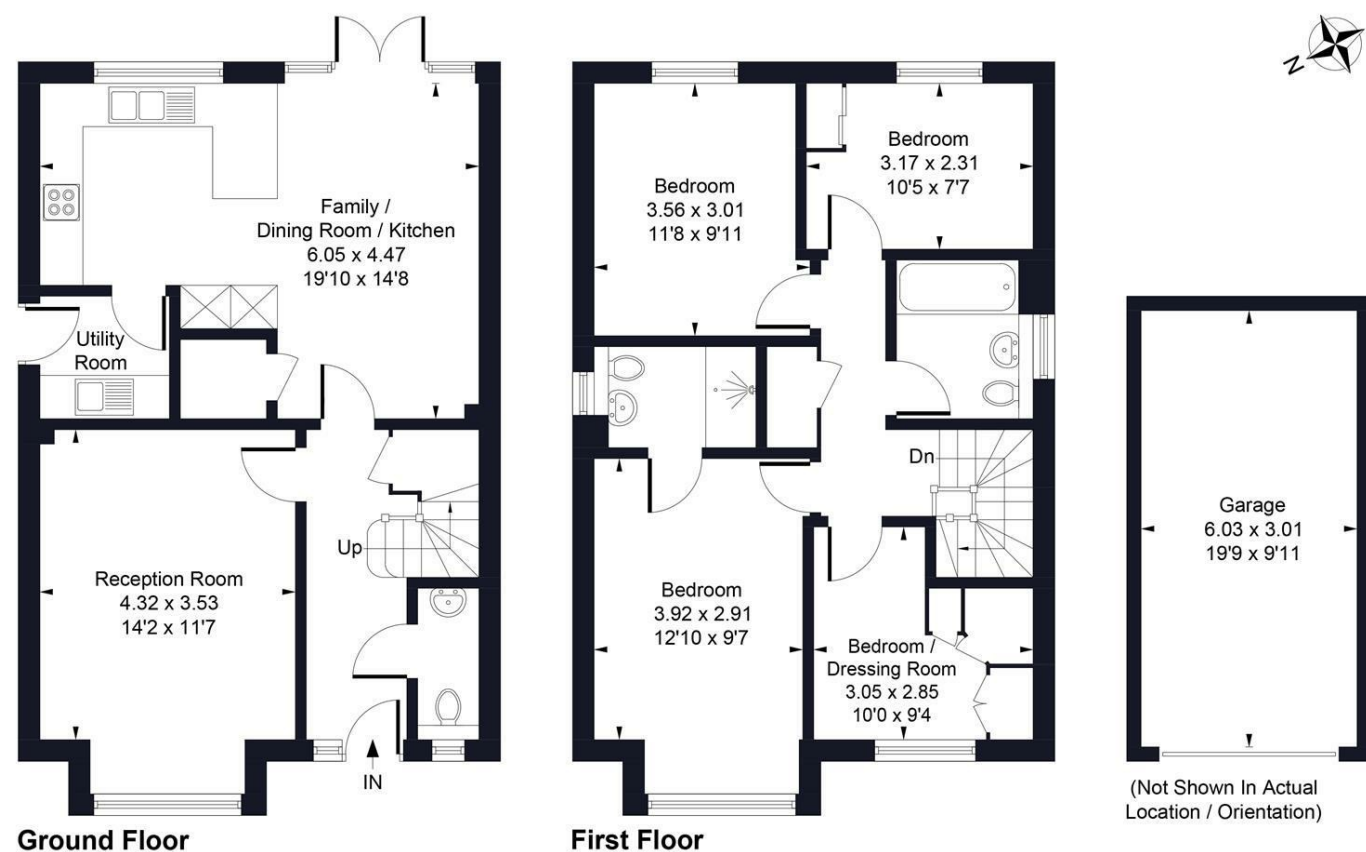
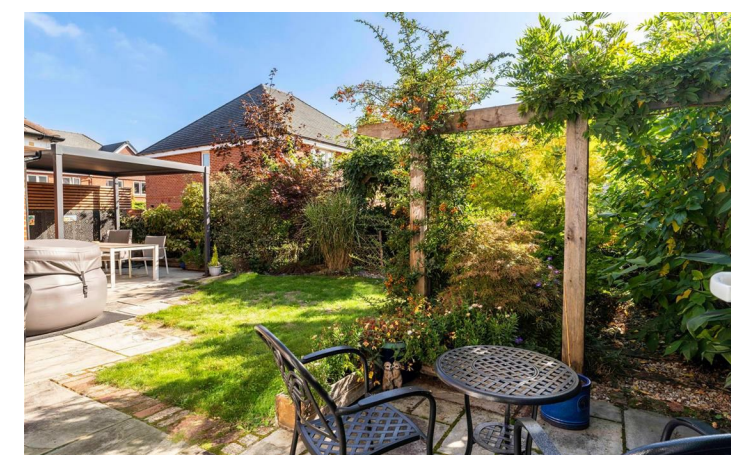
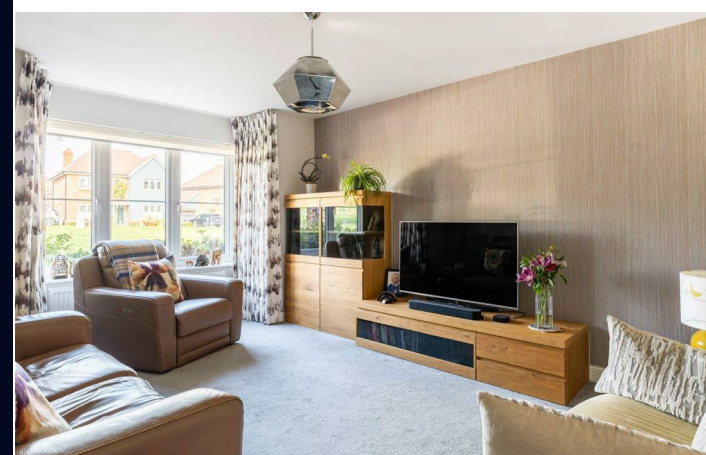
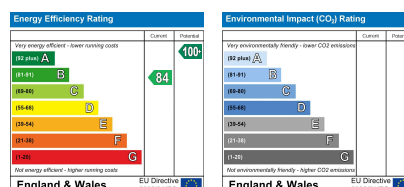




Approximate Gross Internal Area = 111.80 sq m / 1203 sq ft
 Garage = 18.10 sq m / 195 sq ft
 Total = 129.90 sq m / 1398 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by © The Light Room

PSPhomes



17 St Andrews Place, Hassocks, West Sussex, BN6 9QE

Guide Price £650,000 Freehold

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 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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17 St Andrews Place, Hassocks, West Sussex, BN6 9QE

What we like...

- * Modern high spec finishes throughout
- * One of best spots on the development, tucked away with lovely open outlook
- * Superb kitchen/dining/family room with doors to garden.
- * Beautifully landscaped garden - a real outside oasis.
- * Walk of Hassocks mainline station - village lifestyle with commuting convenience

Welcome Home

Set within one of the most appealing positions on the former Hassocks Golf Course, 17 St Andrew’s Place is a modern four-bedroom detached house arranged around a particularly well-considered family plan. Its setting is a notable one: the house looks directly across the central green, with only one neighbouring property beyond, giving the immediate outlook an uncommon sense of openness and space.

The house has been designed with everyday life in mind. At the front, a separate sitting room looks out over the green through a broad window, creating a quieter retreat away from the more social spaces at the rear. There is a pleasing sense of separation between the two, allowing the house to work just as well for family life as it does for entertaining.

Across the back of the house, the kitchen, dining and family room forms the natural centre of gravity. The kitchen is contemporary in finish, with gloss cabinetry, Silestone quartz worktops and integrated appliances arranged around a broad peninsula. This creates a useful divide between preparation and living space without interrupting the flow of the room. Beyond, there is space for a full dining table and an informal seating area, while glazed doors open directly onto the garden.

It is a layout that feels notably easy to live with. Meals, homework and conversation can all happen within the same room, while the sitting room at the front remains separate when a little more quiet is required. A utility room and ground-floor cloakroom sit alongside, keeping the more practical aspects of family life discreetly contained.

Upstairs, four bedrooms are arranged around the landing. The principal bedroom is a generous double with an en-suite shower room, while two further double bedrooms sit alongside a fourth room currently used as a dressing room. This would work equally well as a nursery, study or bedroom, depending on need. A family bathroom completes the floor.

The interior is understated and practical, with a restrained palette, modern bathrooms and durable finishes throughout. The house still feels relatively new, and its recent construction brings the obvious advantages of lower maintenance, improved energy efficiency and the remainder of the NHBC warranty.



Step Outside

Outside, the rear garden has been given a greater degree of thought than is often seen on newer developments. A paved terrace extends from the house and creates an immediate outdoor dining area, while a second covered seating space sits beneath a contemporary pergola. Mature planting has softened the boundaries considerably, with shrubs, climbers and small trees giving the garden a more established feel. There is also a quieter seating area towards the rear, set among the planting.

A detached garage sits alongside the house, with driveway parking in front. As it stands, the garage provides excellent storage, but its proportions and separation from the main house may also lend themselves to future use as a home office, studio, gym or hobby room, subject to the necessary consents.

The Hassocks Life

The setting is one of the house’s strongest qualities. The development occupies part of the former Hassocks Golf Course, and the legacy of that landscape can still be felt in the mature trees and open green spaces woven between the houses. Number 17 sits particularly well within it, with the central green directly in front and very little passing traffic beyond. For families, it gives the immediate surroundings a calm, almost village-green quality.

Hassocks itself is within easy reach, with its cafés, independent shops, butcher, bakery, pubs and everyday amenities. The mainline station provides direct services to Brighton, Gatwick and London, while the surrounding area is well served by both state and independent schools. The South Downs lie close by too, making this a particularly well-balanced base for those who want the convenience of a modern home without losing a sense of greenery, community and access to the countryside.

The Specifics

Title Number: WSX425710
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: E
Services: Mains gas, water, electric and waste - none tested
Available Broadband Speed: Ultrafast

We believe this information to be correct but cannot guarantee its accuracy. It has been provided in good faith but we recommend intending purchasers check personally to satisfy themselves.

