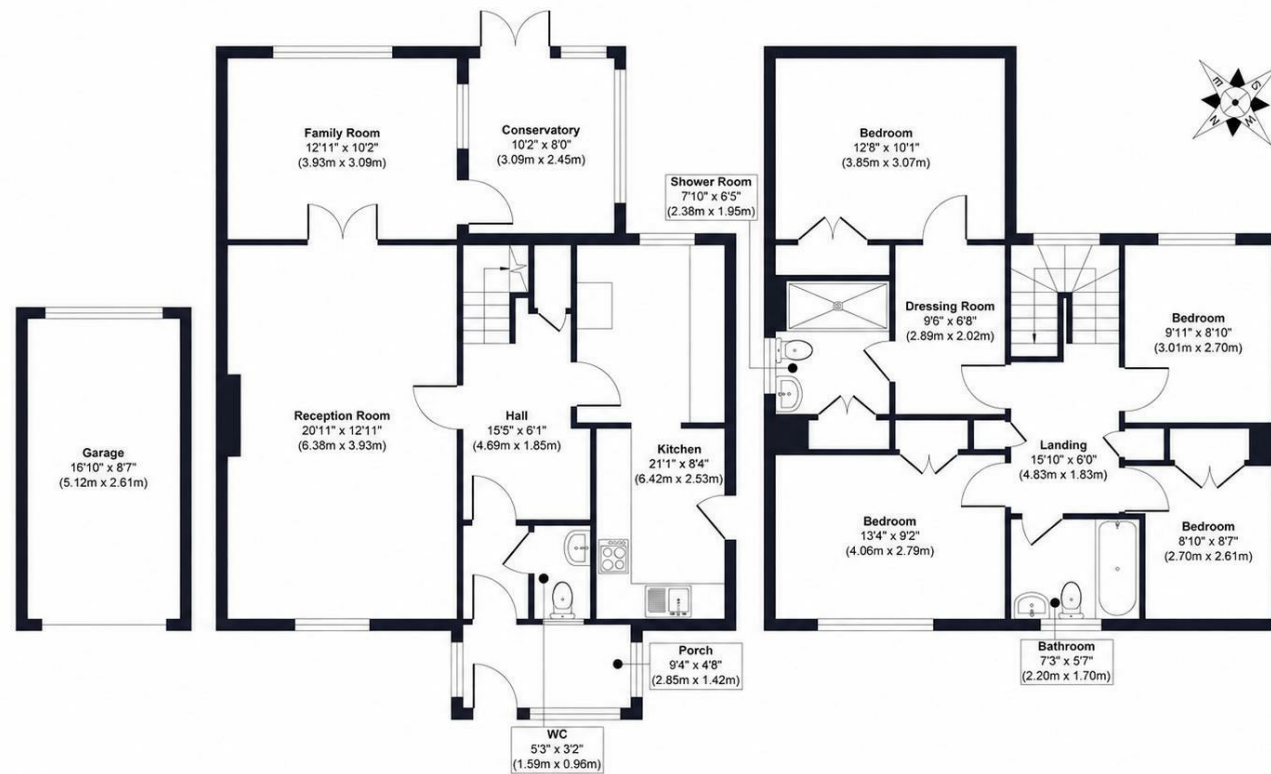




Garage
Approximate Floor Area
143 sq. ft
(13.36 sq. m)

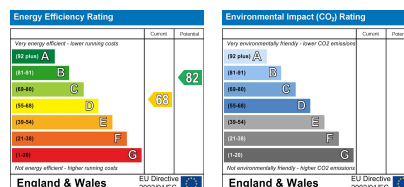
Ground Floor
Approximate Floor Area
858 sq. ft
(79.78 sq. m)

First Floor
Approximate Floor Area
719 sq. ft
(66.83 sq. m)

Approx. Gross Internal Floor Area 1720 sq. ft / 159.97 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1577 sq. ft / 146.61 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

PSPhomes



2 Wilmington Close, Hassocks, BN6 8QB

Guide Price £700,000 Freehold

PSPhomes

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VIEWING BY APPOINTMENT WITH PSP HOMES
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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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2 Wilmington Close, Hassocks, BN6 8QB

Guide Price £700,000 - £725,000

What we like...

- * Spacious and highly versatile detached family home.
- * Brilliant location within easy reach of Hassocks High Street, mainline station and schools.
- * Huge scope to modernise and/or extend, if required.
- * Offered for sale for first time since 1970s.
- * No chain means a swift move is possible.

Guide Price £700,000 - £725,000

Welcome Home

Having remained in the same family since the 1980s, this is a detached mid-century home that has clearly been enjoyed and well loved for many years and now presents a particularly exciting opportunity for its next owner. Extending to around 1,577 sq ft excluding the garage, the house already offers an unusually generous and flexible layout, with four bedrooms, a separate study and several reception spaces, while also offering excellent scope to modernise, reconfigure and potentially extend.

The entrance porch opens into a central hall, from which the ground floor accommodation unfolds. The principal reception room is an especially impressive space, stretching to around 21 feet in length and giving plenty of room to create distinct sitting and dining areas. A brick fireplace provides a natural focal point, while glazed double doors lead through to a separate family room at the rear.

Beyond here is the conservatory, wrapping the rear of the house in glazing and opening directly onto the garden. Together, these rooms provide a considerable amount of living space and give a glimpse of what could be achieved with a more contemporary approach to the layout.

The kitchen also extends to around 21 feet in length and currently has a practical galley-style arrangement. One of the most obvious opportunities here is the potential to extend across the rear, squaring off the existing footprint and bringing the kitchen, family room and conservatory together to create a substantial open-plan kitchen, dining and family space, subject to the necessary consents. It is the sort of alteration that could completely transform how the ground floor works while making the most of the generous footprint already in place.

A useful cloakroom complete the ground floor.

Upstairs, the accommodation is equally flexible. There are four bedrooms and two bath/shower rooms. The master bedroom has its own dressing room and ensuite, which could work very well as a home office or nursery depending on requirements. A family bathroom serves the remaining three bedrooms.

The house would now benefit from updating, but that is very much part of its appeal. The next owner has the chance to create something entirely to their own taste, with generous room sizes and a versatile layout providing an excellent starting point. There is gas fired central heating and access to Ultrafast fibre broadband, perfect for those who work from home.

Step Outside

Outside, the rear garden is arranged mainly to lawn with established boundaries and a raised paved terrace providing a useful spot for outdoor furniture and entertaining. A separate garage provides valuable parking or storage.



After more than half a century in the same family, this feels like a genuine opportunity for the next chapter: a substantial Hassocks home with approximately 1,720 sq ft in total including the garage, plenty of existing space and exciting potential to create a superb long-term family home.

The Hassocks Life

Wilmington Close is incredibly well positioned just off the High Street in the very heart of charming Hassocks. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is close by, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs and you can easily walk through the fields into Ditchling where you'll find The Bull Pub and Green Welly Coffee Shop.

The Specifics

Tenure: Freehold
Title Number: SX52913
Local Authority: Mid Sussex District Council
Council Tax Band: F
Available Broadband: Ultrafast
Garden Orientation: East

We believe this information is correct but recommend intending buyers check personally.

N B

Please note some photos have been digitally furnished for marketing purposes.

Anti Money Laundering Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

