



2 Stonepound Ridge  
HASSECKS | WEST SUSSEX | BN6 8JG

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# Situation

An immaculately presented detached family house, perfectly situated a short walk from the mainline railway station, yet within a small select gated development

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

2 Stonepound Ridge is one of six beautifully crafted homes built in 2018, forming part of this small and exclusive development. Having been thoughtfully extended and upgraded in recent years, the property offers a flexible layout ideal for modern family life. The most recent addition of a ground floor bedroom and wet room makes it particularly well suited for multigenerational living or guest accommodation. The hub of the home is the bright and spacious open plan kitchen/dining room, which spans the rear of the property and features a stylish, recently fitted kitchen with a range of high quality integrated appliances and a central island with breakfast bar. A formal sitting room and a dedicated pool room provide excellent additional reception space, complemented by a practical utility room accessed from the kitchen. Upstairs, a generous landing leads to four double bedrooms and a contemporary family bathroom with free standing slipper bath. The principal bedroom benefits from an en suite shower room and a walk in dressing room. The private south facing rear garden is a particular feature, offering a central lawn, a large paved patio and an additional terrace area, perfect for outdoor entertaining. To the front, a driveway provides parking for two vehicles and access to the integral garage.



# Kitchen

- » Shaker style wall and base units
- » Resin worksurfaces
- » Inset sink
- » 2 x Inset 'Samsung' electric ovens
- » Inset 'AEG' dishwasher
- » Space for fridge freezer
- » Island unit with resin worksurfaces and breakfast bar
- » Inset 'Siemens' induction hob with built in extractor fan
- » Integrated wine cooler



# Bathrooms

## Family Bathroom

- » Free standing slipper bath with free standing taps with hand shower attachment
- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor



## Principal Bedroom En-Suite Shower Room

- » Corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor



## Ground floor Wet room

- » Wall mounted shower with hand shower attachment with floor to ceiling glass screen
- » Low level w.c. suite
- » Wash hand basin

# Specification

- » Wall mounted 'Potterton' gas fired boiler located in the garage
- » Ground floor bedroom with wet room
- » Utility room
- » Principal bedroom suite with dressing room and en-suite shower room
- » Private south facing rear garden
- » Integral garage
- » Driveway with parking for several cars



# External

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The property is approached via communal electronically controlled wrought iron gates and over a brick block driveway with parking for several cars. The drive has areas of astro turf on either side and a planted rockery. A flagstone patio adjoins the rear of the property with an expanse of lawn bordered by well stocked shrub and plant beds. There is a further paved terrace area in the corner of the garden.



# Stonepound Ridge, Hassocks, BN6 8JG

Approximate Gross Internal Area = 205.2 sq m / 2209 sq ft  
(Including Garage)

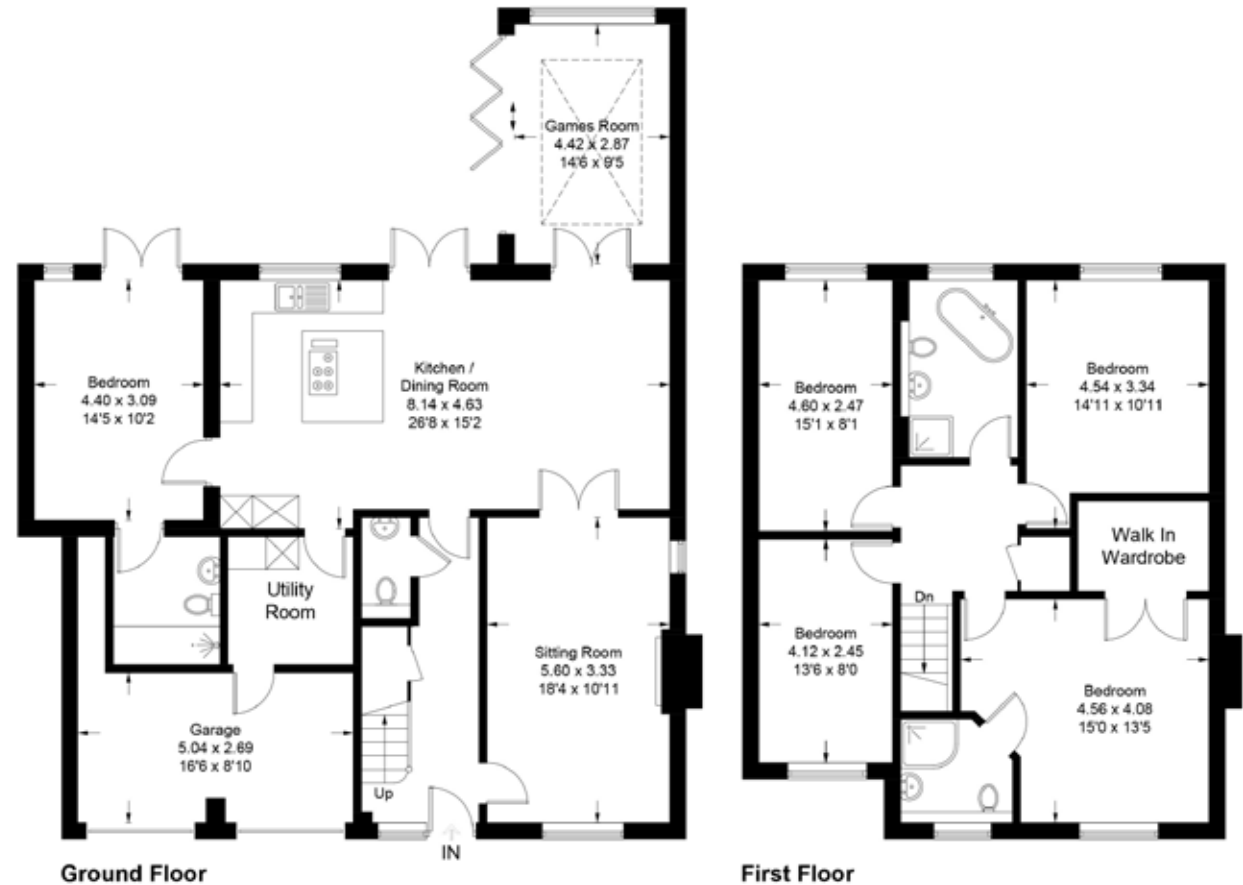


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



## Transport Links

Hassocks Train Station	approx. 0.1 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5.8 miles
Brighton	approx. 7.8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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