



1 Reed Close

HASSOCKS | WEST SUSSEX | BN6 9FG

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Situation

A well extended semi detached property with versatile living space over three floors and private parking for two cars, being within walking distance of the mainline station

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.

This recently constructed and thoughtfully extended semi detached house offers exceptional versatility with an abundance of well planned living space. At its heart lies an impressive open plan sitting/dining room, a wonderfully light space that lends itself to a variety of layouts. Adjoining this is a further reception room ideal as a playroom, office or additional living area. The recently renovated kitchen is finished with sleek granite worktops, inset sink and a range of integrated appliances ensuring both style and durability. Three bedrooms are arranged across the first floor; one currently fitted out as a large walk in dressing room. A family bathroom and en-suite shower room service the bedrooms on the first floor along with a shower room on the second floor servicing two further bedrooms. To the rear, an easy maintenance garden offers an artificial lawn and paved terrace accessible from both the kitchen and main reception room, an ideal setting for outdoor dining and relaxation. A garage and allocated parking space sit just beyond the rear boundary and can be conveniently reached via a timber gate from the garden. The front is predominantly laid to lawn with the vendor having had plans drawn up to create a driveway with further parking for several cars.



Overview

Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset sink with drainer
- » Inset 'AEG' induction hob with 'AEG' extractor fan over
- » Integrated 'AEG' electric combination oven and grill
- » Integrated 'Zanussi' dishwasher
- » Space for fridge freezer



Bathrooms

A family bathroom, shower room and en-suite shower room benefitting from fully fitted white suites comprising: a panelled bath with wall mounted hand shower attachment, fully tiled shower cubicles with hand shower attachments and glazed doors, low level w.c. suites with concealed cisterns, wash hand basins with drawers under and heated ladder style towel radiators



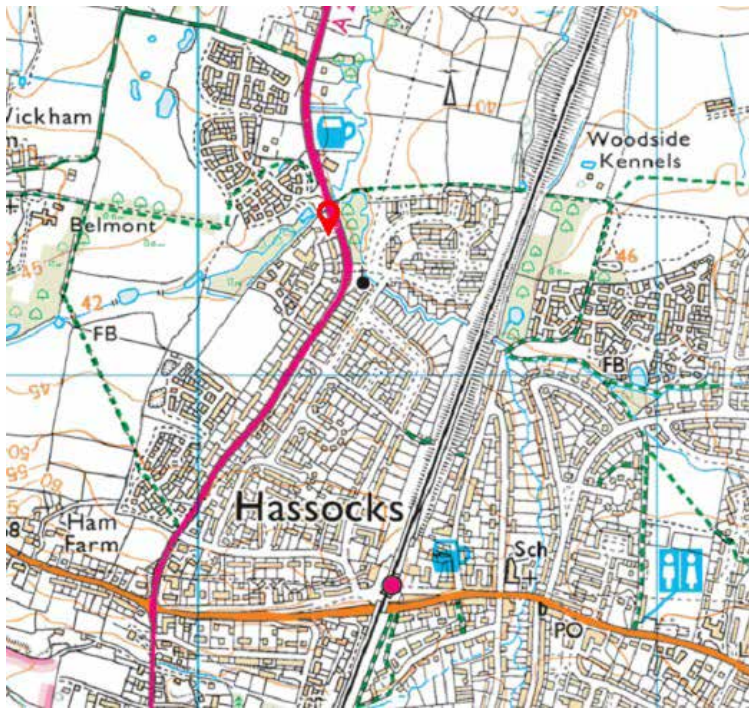
Specification

- » Wall mounted 'Glow Worm' boiler located in kitchen
- » Landscaped rear west facing garden
- » Garage

External

The property is approached via a timber gate over a paved path to the front door with lawn either side. A large paved patio adjoins the rear of the property with artificial grass for all year round enjoyment. Raised modern sleeper beds house a range of shrubs and flowers. A rear timber gate leads to a paved area behind the property and includes allocated parking and access to the garage.





Transport Links

Hassocks Train Station	approx. 0.9 mile
Haywards Heath Train Station	approx. 6.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.3 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 21 miles

Consumer protection from unfair trading regulations 2008

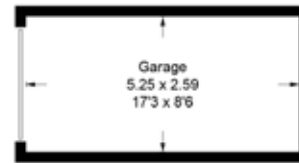
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Reed Close, Hassocks, BN6 9FG

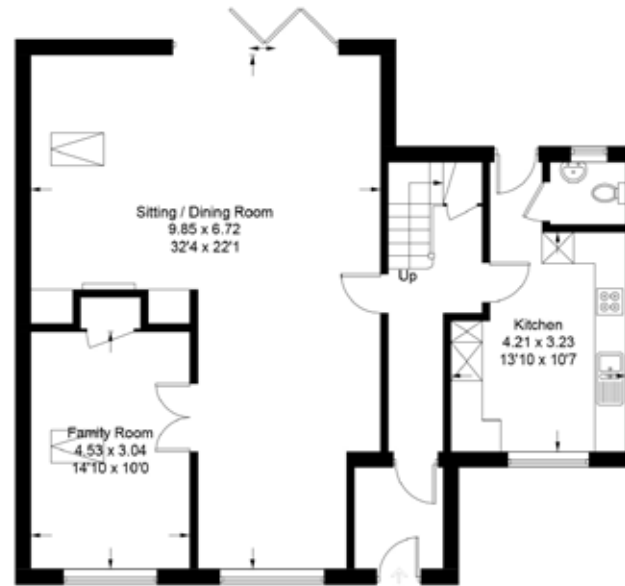
Approximate Gross Internal Area = 175.7 sq m / 1891 sq ft

Garage = 13.6 sq m / 146 sq ft

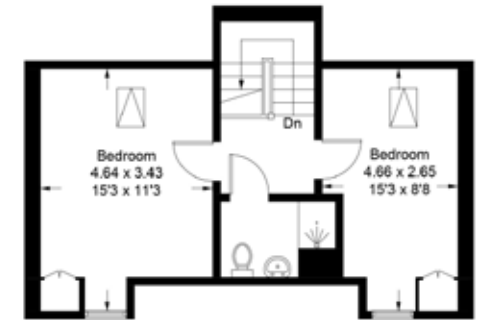
Total = 189.3 sq m / 2037 sq ft



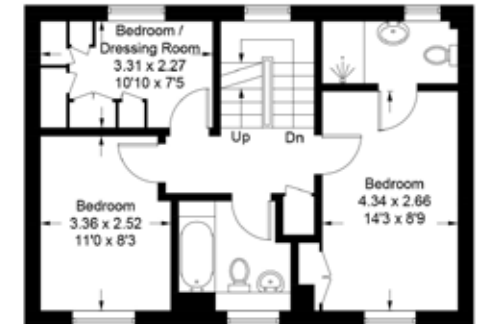
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor

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

A buyer is advised to obtain verification from the solicitor.

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