



**HAMLYN SMITH**

**£425,000**

# SUNNINGDALE ROAD, HASSOCKS

2 BEDROOMS

1 RECEPTION ROOMS

2 BATHROOMS

A beautifully presented two-bedroom semi-detached home built in 2022, occupying one of the finest positions within this sought-after Bellway Homes development. Enjoying open views across protected green space, a landscaped garden, driveway parking for two cars and stylish, turnkey accommodation throughout, the property is ideally located within easy reach of Hassocks village centre, mainline station and local countryside walks.

- 2-Double Bedroom Freehold House
- En-Suite to Master Bedroom
- Modern Family Bathroom
- Private Rear Garden with Unspoilt Views Across Open Green Space
- Downstairs WC
- Spacious Lounge-Diner with Patio Doors
- Separate Kitchen with Integrated Appliances
- Built by Bellway Homes in 2022
- Family Orientated & Highly Desirable Development
- Council Tax Band C & EPC Rating B





# Sunningdale Road

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft  
Shed = 2.2 sq m / 24 sq ft  
Total = 72.6 sq m / 782 sq ft



# HAMLYN SMITH

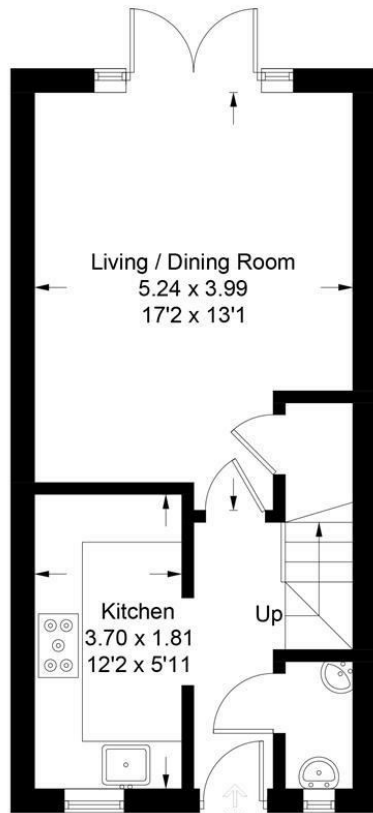
Positioned on one of the most desirable plots within this modern Bellway Homes development, this beautifully presented two-bedroom semi-detached house enjoys an enviable setting with open views across protected green space to the rear. Built in 2022, the property combines contemporary design with a rare sense of privacy, all within a comfortable walk of Hassocks village centre and mainline station. Impeccably maintained and thoughtfully enhanced by the current owners, the house offers stylish, low-maintenance living with a calm and understated feel throughout. It is equally well suited to first-time buyers, those looking to downsize, or anyone seeking an easy commute without compromising on outdoor space or outlook.

The accommodation is arranged over two floors. A welcoming entrance hall provides access to a cloakroom and staircase to the first floor. To the front of the house, the kitchen is fitted with a range of contemporary cabinetry and integrated appliances including a fridge freezer, dishwasher, washing machine, four-ring gas hob and extractor. The Ideal Logic combination boiler is neatly concealed within the units. To the rear, the sitting room is a particularly attractive space, enjoying a leafy outlook across the garden and beyond. French doors open directly onto the terrace, creating an effortless connection between the house and garden, while a bespoke slatted media wall adds a distinctive design feature. A useful storage cupboard completes the room.

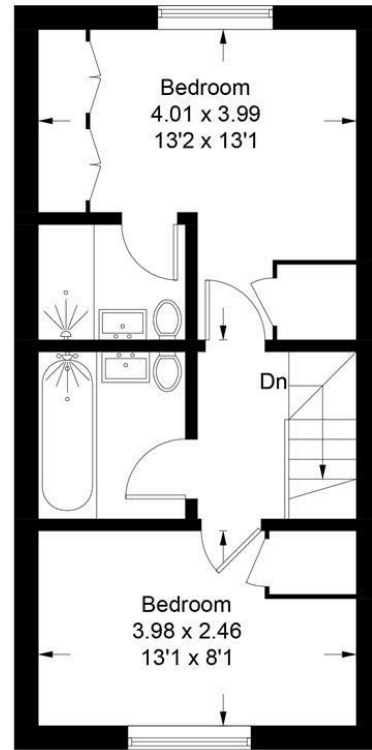
Upstairs, both bedrooms are generous doubles and benefit from built-in storage. The principal bedroom features fitted wardrobes and an en-suite shower room, while the second bedroom is served by a well-appointed family bathroom with bath and shower over, wash basin and WC.

The garden is undoubtedly one of the property's defining features. Unusually for a modern development, it enjoys an open aspect and uninterrupted views across an attractive area of green space, creating a feeling of space and seclusion that is rarely found. Landscaped by the current owners, it includes a generous terrace adjoining the house and a second seating area positioned to enjoy the evening sun, making it an ideal setting for both entertaining and quiet relaxation. To the front, a private driveway provides off-road parking for two vehicles, while gated side access leads directly to the rear garden.

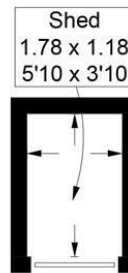
The property enjoys a convenient position within easy reach of both Hassocks and Burgess Hill. Hassocks High Street and mainline station are less than five minutes away by car, offering a selection of cafés, pubs, local shops and everyday amenities, while Burgess Hill provides a wider range of retail and leisure facilities. Directly opposite the development is a highly regarded village pub with an attractive beer garden, and a number of countryside walks can be enjoyed nearby. The combination of excellent transport links, local amenities and access to open green spaces makes this a particularly appealing location.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1311265)



MID SUSSEX  
9 Keymer Road | Hassocks | BN6 8AD  
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE  
50 Goldstone Villas | Hove | BN3 3RS  
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk