

HAMLYN SMITH

GUIDE PRICE £650,000 - £675,000

# BARTON WAY, HASSOCKS

4 BEDROOMS
2 RECEPTION ROOMS
2 BATHROOMS

GUIDE PRICE £650,000 - £675,000

An impressive 4-bedroom detached family home in the sought-after Ockley Park development, featuring spacious living accommodation, a separate utility room, downstairs WC and principal bedroom with en-suite. Complete with a south-facing garden, garage and driveway parking for two vehicles, this beautiful home is ideally located just a short walk from Hassocks village and mainline station.

- Modern 4-Bedroom Detached House
- South-Facing & Private Garden
- Garage and Driveway Parking for 2 Vehicles
- Short Walk to Hassocks Village and Mainline Train Station
- Highly Sought-After Development
- En-suite to Master Bedroom
- Large Kitchen-Diner with integrated Appliances
- Downstairs WC & Seperate Utility
- EPC Rating B














ideal





# Barton way

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft
Garage = 18.0 sq m / 194 sq ft
Total = 134.5 sq m / 1448 sq ft




**Ground Floor** **First Floor**

Illustration for identification purposes only,
measurements are approximate, not to scale. (1344078)





# HAMLYN SMITH

Set within the popular Ockley Park development, this impressive 4-bedroom detached family home offers the perfect combination of contemporary living, generous accommodation and the timeless charm of village life. Just moments from the heart of Hassocks, residents can enjoy an excellent selection of independent shops, cafés and highly regarded schools, while Hassocks mainline railway station provides direct connections to London and Brighton. With the South Downs National Park close by, the location also offers easy access to beautiful countryside walks and outdoor pursuits.

Beautifully presented throughout, this detached home has been thoughtfully designed to accommodate modern family living, offering spacious and versatile accommodation across two floors. With well-proportioned rooms, practical features and natural light, the property provides an ideal setting for both everyday comfort and entertaining.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation. The spacious living room offers an inviting setting for relaxation and family gatherings, while the kitchen and dining area provides a wonderful space for cooking, entertaining and spending time together. Designed with practicality in mind, the ground floor also benefits from a separate utility room, providing additional space for laundry and household essentials, alongside a conveniently positioned downstairs cloakroom with WC.

Upstairs, the sense of space continues with four well-proportioned bedrooms, offering flexible accommodation to suit a variety of needs, whether as comfortable bedrooms, guest accommodation or a dedicated home office. The principal bedroom provides a peaceful retreat, complete with its own private en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Outside, the property enjoys a delightful south-facing rear garden, benefiting from an abundance of natural sunlight throughout the day. Providing an ideal setting for outdoor dining, summer entertaining or simply relaxing in the sunshine, this appealing outdoor space is perfectly suited to family life. Further enhancing the property's appeal is a garage, complemented by a private driveway providing off-road parking for two vehicles.

Combining spacious interiors, a desirable south-facing garden and a highly sought-after village location, this exceptional detached home presents a fantastic opportunity for families seeking modern living in a welcoming community. With excellent transport connections, local amenities and beautiful countryside all within easy reach, this property offers an enviable lifestyle in one of Hassocks' most desirable residential developments.


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