



## 6 Semley Road

HASSOCKS | WEST SUSSEX | BN6 8PE

**Chatt**  
estates



# Situation

A distinctive period detached house, ideally positioned within minutes' walk of the mainline station, set within a generous plot with beautifully landscaped gardens and ample off street parking

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.

Positioned in a highly sought after and enviable location just a short walk from the mainline station, this exceptional detached family home has been thoughtfully extended and impeccably maintained to offer beautifully balanced and versatile accommodation of considerable appeal. The ground floor provides a superb arrangement of living space, including a generous double aspect sitting room with high ceilings, a feature fireplace and French doors opening onto the rear terrace, alongside a separate study. At the heart of the home lies an impressive open plan kitchen/dining room designed for modern living, complete with a central island and ample space for both everyday family life and entertaining. A separate utility room offers additional practicality. Upstairs, a central staircase rises to four well proportioned bedrooms on the first floor served by a stylish family bathroom and an en-suite shower room to the guest bedroom. The principal suite occupies the top floor enjoying a sense of privacy and featuring fitted wardrobes and its own en-suite shower room. There is lapsed planning permission for a single storey rear extension and a first floor side extension with Juliette balcony (above existing garage) and new pitched roof to remaining garage (Planning ref: DM/19/3700). Set within a generous plot of approximately 0.4 acres, the rear garden is a particular highlight. Predominantly laid to lawn and framed by mature planting and specimen trees, it offers both a retreat for any discerning gardener and an ideal space for families. A raised terrace accessed directly from the sitting room and kitchen provides an excellent setting for outdoor dining, complemented by a further secluded seating area within the garden. To the front, a spacious driveway affords ample off-street parking and leads to an attached double garage.



# Kitchen

- » Shaker wall and base units
- » Quartz worksurfaces
- » Inset double 'Butler style' sink
- » Integrated 'Neff' electric oven, combination microwave/oven and warming drawer
- » Fitted 'Neff' dishwasher
- » Space for 'American style' fridge freezer
- » Centre island unit with Quartz worksurfaces and a selection of cupboards and drawers under
- » Insert 'Bora' induction hob with down draft vent
- » Fitted 'Caple' wine fridge



# Bathrooms

## Family Bathroom

- » Free standing bath with centre mounted taps and hand shower attachment
- » Corner shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wall mounted wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Half tiled walls



## Principal Suite En-Suite Shower Room

- » Large fully tiled walk-in shower with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating

## Bedroom Two En-Suite Shower Room

- » Corner shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor with electric underfloor heating



# Specification

- » Wall mounted gas fired 'Ideal' boiler located in the utility room
- » Wood burning stove with surround and slate hearth in the sitting room
- » 'Kardean' flooring to the kitchen/dining room
- » Range of integrated appliances within the kitchen
- » Underfloor heating in the first floor bathroom and the principal en-suite shower room
- » Sizable landscaped east facing rear garden
- » Driveway with parking for several vehicles
- » Double garage



# External

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The property is approached via a shingle driveway providing ample parking for several vehicles and access to the attached double garage, complete with an electric up and over door. Gated side access leads through to the rear garden where a generous paved terrace extends across the back of the house offering an ideal setting for outdoor dining and entertaining. From here, steps descend to a substantial central lawn bordered by beautifully stocked planting beds and mature shrubbery. Thoughtfully arranged specimen trees provide structure while a further paved seating area is perfectly positioned to enjoy the sun throughout the day. The garden combines a sense of openness with established planting. A timber garden shed is discreetly positioned to the rear, providing useful external storage.





### Semley Road, Hassocks, BN6 8PE

Approximate Gross Internal Area = 236.8 sq m / 2549 sq ft  
 Garage = 47.6 sq m / 512 sq ft  
 Total = 284.4 sq m / 3061 sq ft  
 (Including Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2026

### Transport Links

- Hassocks Train Station approx. 0.1 miles
- Haywards Heath Train Station approx. 7 miles
- London Victoria By Train approx. 45 mins
- A23 Slip Road approx. 4 miles
- Brighton approx. 8.3 miles
- Gatwick Airport approx. 21 miles

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 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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