

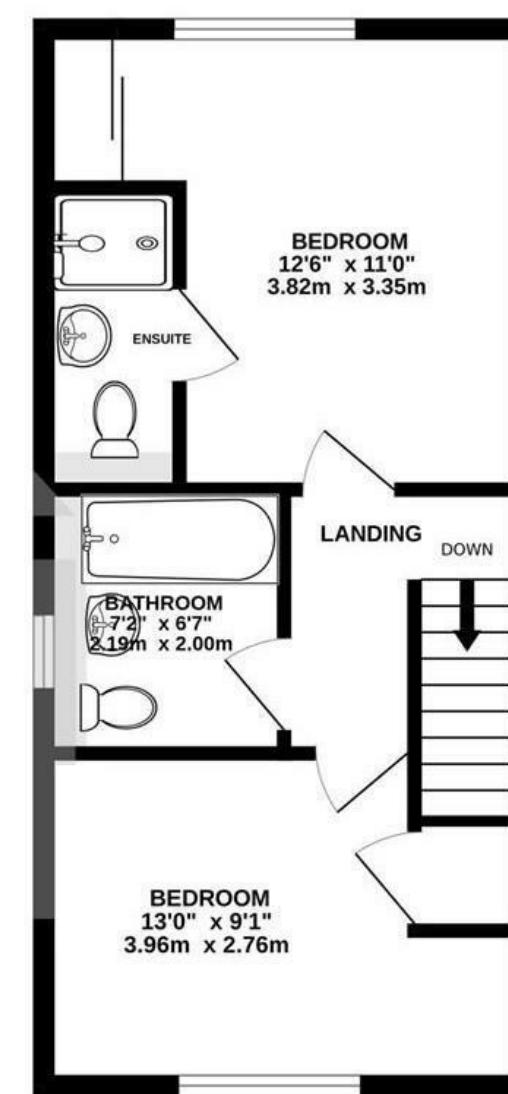
LIVING AREA  
13'0" x 12'6"  
3.96m x 3.82m

KITCHEN AREA  
13'0" x 9'7"  
3.96m x 2.92m

WC / UTILITY  
6'11" x 6'8"  
2.11m x 2.03m

HALL

UP



BEDROOM  
12'6" x 11'0"  
3.82m x 3.35m

ENSUITE  
LANDING  
DOWN

BEDROOM  
13'0" x 9'1"  
3.96m x 2.76m

BATHROOM  
7'2" x 6'7"  
2.19m x 2.00m

UP

**Total Approx Floor Area 797 sq.ft / 74 sqm**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(A2 plus) A	89
(B1-B1) B	89
(C1-B1) C	
(D5-B1) D	
(E5-B1) E	
(F1-B1) F	
(G1-B1) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A2 plus) A	
(B1-B1) B	
(C1-B1) C	
(D5-B1) D	
(E5-B1) E	
(F1-B1) F	
(G1-B1) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**PSP**homes

Let's Get Social

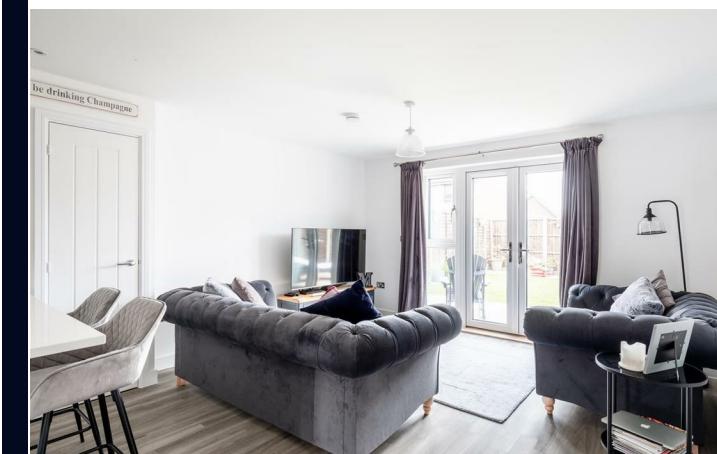
@psphomes /psphomes [www.psphomes.co.uk](http://www.psphomes.co.uk)

VIEWING BY APPOINTMENT WITH PSP HOMES  
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



**UNDER OFFER**



**3 Lenthall Place, Hassocks, West Sussex, BN6 8FX**

**Guide Price £375,000 Freehold**

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## 3 Lenthall Place, Hassocks, West Sussex, BN6 8FX

Modern Two-Bedroom Semi-Detached Home – 'The Beaford', built in 2024 by Taylor Wimpey, is located in the desirable Ockley Park development. Just a short walk from Hassocks village centre and mainline station, offering easy access to London and Brighton.

High-Specification Kitchen – The kitchen features a stylish range of grey Shaker-style wall and base units, upgraded Quartz work surfaces, and a full suite of integrated appliances — perfect for modern living.

Bright Open-Plan Living – The spacious living/dining area to the rear includes patio doors opening onto a beautifully maintained, west-facing garden, ideal for entertaining or relaxing in the evening sun.

Two Double Bedrooms & Quality Bathrooms – The main bedroom benefits from a sleek en suite shower room, while the second double bedroom is served by a well-fitted family bathroom.

Additional Features – A front-facing WC/utility room with integrated washer/dryer, and a combination boiler, two allocated parking spaces, solar panels for enhanced energy efficiency, and a landscaped rear garden with lawn, patio, and shed.

**Guide Price £375,000 - £400,000**

### The Home...

A beautifully presented two-bedroom semi-detached house, built in 2024 by Taylor Wimpey, offering stylish and contemporary living throughout. Ideally positioned in the sought-after Ockley Park development, this home enjoys a peaceful setting just a short walk from Hassocks village centre, with its independent shops, cafes, and everyday amenities. Hassocks mainline station is also close by, providing direct rail links to London and Brighton – perfect for commuters. Perfectly suited for first-time buyers, downsizers, or investors, the property is finished to a high standard and offers a comfortable, low-maintenance lifestyle.

Inside, you'll find a bright and spacious open-plan kitchen, living, and dining area. The kitchen is fitted with a stylish range of Shaker-style wall and base units in a soft grey palette, complemented by Quartz work surfaces and a full range of integrated appliances. The living area is located to the rear and features patio doors opening directly onto the west-facing garden, allowing for seamless indoor-outdoor living. To the front of the home, the WC/utility room with integrated washer/dryer, and combination boiler.

Upstairs provides two spacious double bedrooms both with the fitted storage. The main bedroom benefiting from a sleek en suite shower room, while the second double bedroom is served by a well-appointed family bathroom.

### Moving Outside...

Externally, the home includes two allocated parking spaces, with an EV charging point, and a beautifully landscaped, west-facing garden with lawn, patio, and a storage shed, the perfect setting for evening relaxation or entertaining.

This is a fantastic opportunity to acquire a turn-key home in a modern and well-connected village setting.

Early viewing is highly recommended.



### Hassocks Life

Lenthall Place forms part of the popular Ockley Park development, off Ockley Lane in sought-after Hassocks. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is only a 15-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M).

Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you're exploring the village's green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience.

### The Finer Details...

Tenure: Freehold

Estate Charge: £171.41 p.a.

Local Authority: Mid Sussex District Council

Council Tax Band: C

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally to satisfy themselves.

### NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

