



HAMLYN SMITH

GUIDE PRICE £625,000 - £650,000

WOODSLAND ROAD, HAS SOCKS

3-4 BEDROOMS

2 RECEPTION ROOMS

1 BATHROOM

GUIDE £625,000 - £650,000

A beautiful and characterful home in the heart of Hassocks, believed to date from around 1925 and having had just two owners since. Offering spacious and versatile accommodation, original features, tall ceilings and an exceptional landscaped walled garden of approximately 100ft, this is a truly special home just moments from the village centre and mainline station.

- VENDOR SUITED / Short Chain
- 3 - 4 Bedroom Semi-Detached House
- Stunning Walled Garden (Approx. 100ft)
- Highly desirable Woodland Road
- Family Bathroom
- 2 Reception Rooms & Separate Kitchen/Diner
- Short stroll to Hassocks High Street & Train Station
- Scope to extend (STPP)
- Council Tax Band D







Woodsland Road

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft



Illustration for identification purposes only.
measurements are approximate, not to scale. (ID1338046)

HAMLYN SMITH

A beautiful and surprisingly spacious home in the heart of Hassocks, believed to have been built around 1925 and remarkably having had just two owners since. Full of character and original features, the house offers tall ceilings, original doors and an exceptional landscaped walled garden extending to approximately 100ft.

The accommodation is arranged over two floors and offers a genuinely versatile layout with plenty of space. On the ground floor are two generous reception rooms, both bright and dual aspect, with one currently used as a double bedroom. This flexibility makes the house particularly well suited to families, guests or anyone looking for useful ground-floor accommodation.

The spacious entrance hall immediately gives the house a lovely sense of scale, with high ceilings, a staircase rising to the first floor and a deep understairs storage cupboard. Double doors open directly onto the rear patio and garden beyond, creating a lovely spot for a morning coffee or a glass of wine in the evening. The main sitting room is positioned towards the rear of the house and enjoys a dual aspect, with dual-aspect windows to the side and rear overlooking the garden. Alongside is a generous kitchen/breakfast room, fitted with shaker-style cabinetry, oak worktops, a traditional sink and a range of integrated and freestanding appliances including an undercounter fridge and freezer, oven and washing machine. There is also ample space for a family dining table. The second reception room sits to the front of the house and could work equally well as a formal dining room, additional sitting room, home office or ground-floor bedroom.

Upstairs are two double bedrooms, one to the front and the other overlooking the rear garden, with views towards the South Downs. There is also a smaller study/cot room, ideal as a home office, nursery or occasional bedroom, together with a well-proportioned family bathroom fitted with a white suite, shower over the bath and an airing cupboard.

Outside is where the house really comes into its own. The rear garden extends to approximately 100ft and has been thoughtfully landscaped, with a large lawn, established flower and shrub borders, a vegetable growing area and a further patio at the far end beside the timber garden shed. Brick walls enclose two sides of the garden, adding a wonderful sense of privacy, character and maturity. To the front, the garden has been arranged for low maintenance with gravel and a paved pathway leading to the front door, together with side access.

Woodsland Road is superbly positioned in the heart of Hassocks, just moments from the village centre and approximately 0.1 miles from the mainline railway station. Hassocks offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the surrounding countryside provides an abundance of footpaths, bridleways and scenic walks.

For commuters, Hassocks station offers frequent direct services to London Victoria and London Bridge in around 55 minutes, as well as easy connections to Gatwick Airport and Brighton, which is approximately 10 minutes away by train. Road links are also excellent, with access to the wider network via Pyecombe around three miles to the south.

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