

HAMLYN SMITH

£500,000

BARTON WAY, HASSOCKS

3 BEDROOMS
2 RECEPTIONS
2 BATHROOMS

A beautifully upgraded 3-bedroom home in the sought-after Ockley Park development, featuring bespoke finishes, an open-plan kitchen/dining space, utility room, and private garden with garage and parking. Just a short walk to Hassocks village and station, with 8 years of NHBC warranty for peace of mind.

- 3-Bedroom Semi-Detached Home
- Detached Garage and Parking for 2 Vehicles
- Downstairs WC & Separate Utility
- Large Kitchen-Diner with Integrated Appliances
- Stunning Living Room
- En-Suite to Master Bedroom
- Family-Friendly Private Development
- Cut-throughs to Hassocks Train Station & High Street
- EPC Rating B | Council Tax Band E





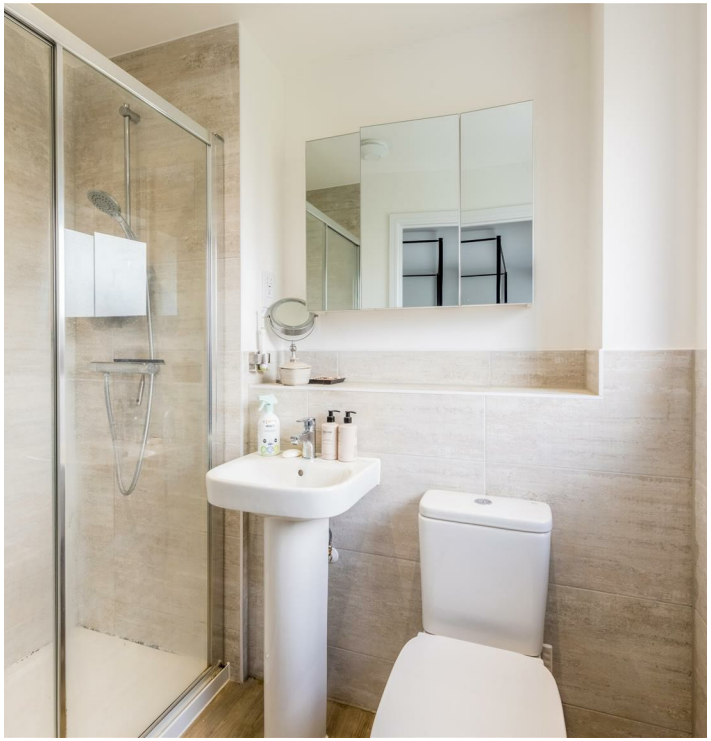














Barton Way, Hassocks

Approximate Gross Internal Area = 92.7 sq m / 998 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 111.0 sq m / 1195 sq ft

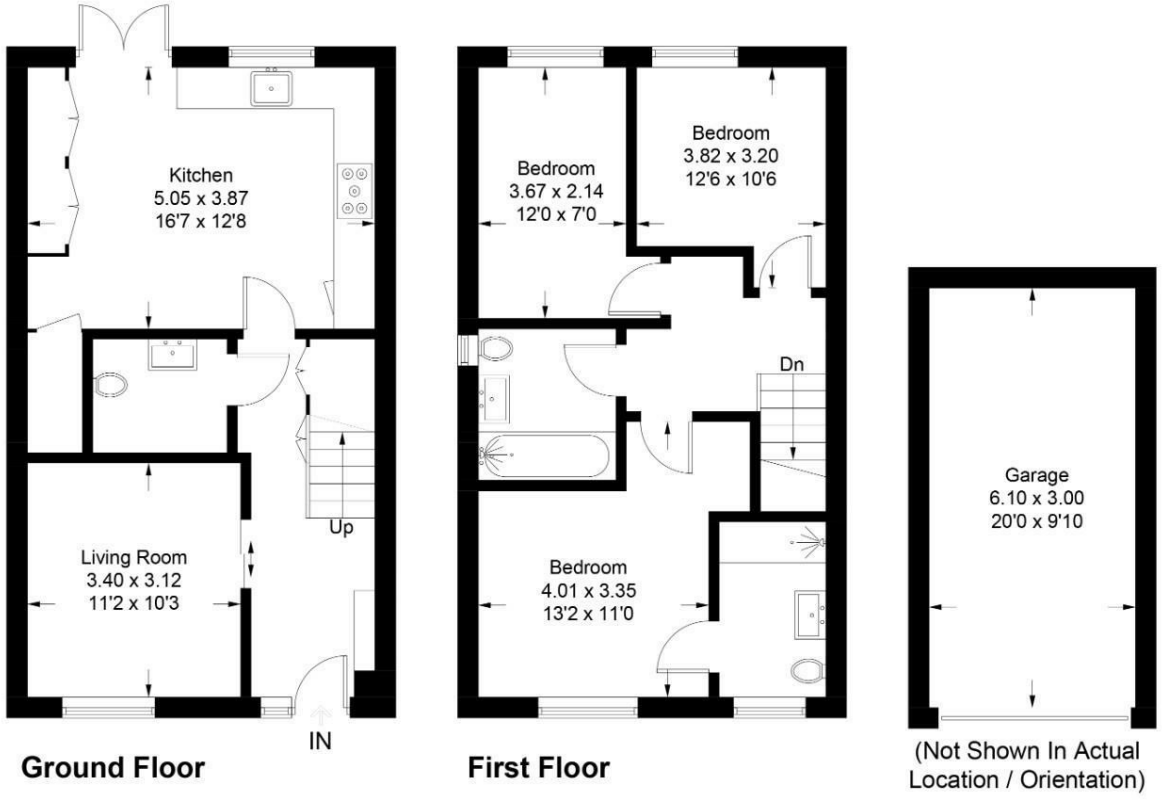


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1234119)





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Set within the prestigious Ockley Park development, this exquisite 3-bedroom home on Barton Way offers the perfect fusion of sophisticated modern living and the timeless charm of village life. Just moments from the heart of Hassocks, you'll enjoy boutique shops, artisan cafés and excellent schools, while Hassocks station provides direct trains to London and Brighton. With the South Downs National Park close by, you have unrivalled access to beautiful countryside walks and outdoor pursuits.

Finished to an exceptional standard, the current owners have introduced a series of bespoke upgrades and luxury enhancements that set this home apart. Every detail has been carefully considered, creating a residence that is both effortlessly stylish and highly practical.

The elegant living room features a striking bespoke entertainment wall with integrated lighting and shelving, complemented by a cleverly designed sliding door and stud wall that allow the flexibility of open-plan living or a private snug. The entrance hall has been tailored with bespoke push-pull understairs storage and a generous cloakroom, combining craftsmanship with convenience. At the heart of the home, the open-plan kitchen and dining room spans the full width of the property. Enhanced with additional cabinetry and a separate utility room, it is a space designed for both entertaining and everyday family life, with a integrated gas hob, double oven, dishwasher, fridge/freezer and a 1.5 sink and drainer. Flooded with natural light, the room flows seamlessly to the garden through French doors, creating the perfect setting for summer dining, social gatherings or a quiet morning coffee.

Upstairs, the sense of refinement continues with a spacious landing, two spacious double bedrooms, a versatile single (but spacious) bedroom, and a beautifully appointed family bathroom. The principal bedroom is a serene retreat with it's own e-suite, easily accommodating a king-size bed and providing ample space for fitted wardrobes.

The outside space is equally appealing, with a sizeable enclosed garden featuring a patio and turfed lawn – a versatile backdrop ready to be styled to your taste. To the side, a detached garage with eaves storage and private parking for two vehicles adds further exclusivity.

Every element of this property has been finished with precision and care, creating a home that balances practicality with understated luxury. For complete reassurance, the property also benefits from the remaining 8 years of NHBC warranty, offering long-term peace of mind. Barton Way is an outstanding opportunity for buyers seeking a truly unique and luxurious home in one of Hassocks' most desirable locations.

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