



Cul Din

28 SEMLEY ROAD | HASSECKS | WEST SUSSEX | BN6 9NL

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Situation

A large and versatile detached family home located in an enviable location close to the mainline train station with large rear garden, detached studio 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 train station, this exceptional detached family house has been thoughtfully extended by the current owners to create a spacious and versatile home of considerable appeal. The property boasts both side and rear extensions as well as a loft conversion offering a superb blend of modern living and timeless character. The ground floor provides a wealth of reception space, including four reception rooms. To the rear, the heart of the home is a stunning open plan kitchen and family room featuring vaulted ceilings with 'Velux' skylights and wide bi-folding doors that open seamlessly onto the rear garden. This bright and expansive space is ideal for both everyday living and entertaining. Additionally, there is a well equipped utility room along with a modern shower room. Upstairs, a wonderfully light landing leads to three well proportioned, double bedrooms and a contemporary family bathroom. Of particular note is the principal bedroom which benefits from a sleek en-suite shower room. A staircase rises to the second floor where a further spacious bedroom and an additional en-suite shower room reside, creating a private and flexible top floor suite with plenty of storage. The large east facing rear garden is predominantly laid to lawn with a large paved patio that adjoins the rear of the property with a range of mature planting either side. Nestled behind a mature beech hedge at the end of the garden is a substantial timber studio, equipped with power, internal and external lighting, a raised decked area and a collection of raised vegetable beds. To the front, a single driveway provides generous off street parking for several vehicles.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset stainless steel sink
- » Inset 'Bosch' 4 ring electric hob
- » 'AEG' extractor over
- » Fitted 'Bosch' electric combination oven
- » Space for 'American style' fridge freezer



Bathrooms

Family Bathroom

- » Panelled bath with corner mounted taps and hand shower attachment
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Tongue and groove panelling



Principal Bedroom En-Suite Shower room

- » Large walk in shower with wall mounted shower, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator

Bedroom Two En-Suite Shower Room

- » Fully tiled shower with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin with cupboards under

Ground Floor Shower Room

- » Fully tiled shower with wall mounted shower, hand shower attachment and glazed doors
- » Low level w.c. suite
- » Wash hand basin with cupboard
- » Heated ladder style towel radiator



Specification

- » Wall mounted 'Worcester' gas fired boiler located on the second floor
- » Engineered oak flooring on majority of the ground floor
- » Useful utility room
- » Ground floor shower room
- » Second floor with a wealth of storage
- » Large east facing rear garden
- » Detached studio with light and power
- » Kitchen garden with three raised vegetable beds
- » Shingle driveway with parking for several cars



External

The property is approached via a shingle driveway with ample parking for several vehicles, flanked on either side by well stocked shrub and plant borders. Side access to the rear garden is via a timber gate leading to a spacious curved paved patio that adjoins the rear of the house. Beyond the patio a generous lawn stretches towards the rear of the garden bordered on both sides by mature, well stocked beds. At the far end, nestled behind a beech hedge, is a substantial timber studio featuring an attached decked area to the front. The studio is fully equipped with power as well as internal and external lighting making it ideal for a variety of uses. Adjacent to the decked area is a selection of raised vegetable beds and several mature trees.





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.

Semley Road, Hassocks, BN6 8PE

Approximate Gross Internal Area = 195.3 sq m / 2102 sq ft

Outbuilding = 17.3 sq m / 186 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 226.8 sq m / 2441 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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