



**hamlyn
smith.**

The Grange, Hassocks, BN6 9FD

£945,000

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 5 Bedrooms

 3 Receptions

 3 Bathrooms

Substantial and beautifully extended five-bedroom family home (approx. 2,400 sqft) in the heart of sought-after Hurstpierpoint, just moments from the vibrant High Street and within easy reach of Hassocks station. Features an impressive principal suite with balcony and far-reaching countryside views, alongside versatile reception space and a stunning open-plan kitchen/breakfast room. Landscaped west-facing garden, integral garage, and ample driveway parking complete this exceptional home.

- 5-Bedroom Detached Residence with striking rural views
- Stunning Principal Suite with Balcony, Dressing Area & En-Suite
- 2-3 Reception Rooms + Kitchen-Diner
- Landscaped & Low-Maintenance West-Facing Rear Garden
- Separate Utility Room & Integral Garage
- Just under 2,400sqft of accommodation over 3 floors
- Walking distance to Hurstpierpoint High Street
- Easy Access to A23 & Hassocks Train Station
- Council Tax Band F & EPC C







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Set within the highly sought-after village of Hurstpierpoint, this beautifully maintained and thoughtfully enhanced home enjoys immediate access to a vibrant High Street, offering an excellent selection of independent shops, cafés, restaurants, and traditional pubs. Hassocks mainline station is within easy reach, providing direct links to London and the south coast, while the area is also renowned for its highly regarded schools. Surrounded by open countryside, the location offers the perfect balance of village life and rural charm.

Extending to just under 2,400 sqft, this is a substantial and incredibly versatile family home, offering a superb sense of space throughout and a layout perfectly suited to modern living. The current owners have significantly improved and extended the property, resulting in a home that is not only immaculately presented but also delivers a real sense of style and quality. A standout feature is the stunning principal suite, which features sliding doors opening onto a private west-facing balcony with far-reaching views across open farmland—an idyllic spot to relax and unwind. The suite is further complemented by a stylish dressing area and a luxurious en-suite shower room, creating a true retreat within the home.

The ground floor offers a superb range of reception spaces, including a generous sitting room with feature fireplace, a separate dining room with double doors allowing for flexible open or closed-plan living, and a well-appointed study with built-in storage. At the heart of the home is the striking open-plan kitchen/breakfast room, beautifully finished with quartz worktops, a comprehensive range of integrated appliances, and ample storage. This sociable space flows seamlessly into the rear garden, making it ideal for both everyday family life and entertaining. A separate utility room and integral garage provide excellent practicality.

On the first floor are four well-proportioned bedrooms, three of which benefit from built-in wardrobes, including a guest bedroom with its own en-suite shower room. A contemporary family bathroom completes the accommodation, all finished to a high standard.

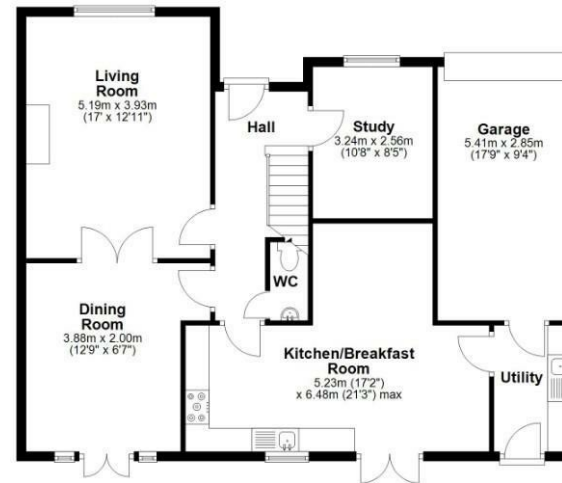
Outside, the west-facing rear garden has been beautifully landscaped to create a variety of inviting spaces, including raised decking, curved pathways, and well-stocked planting beds. Multiple seating areas are perfectly positioned to enjoy the sun and far-reaching countryside views, complemented by a superb garden pavilion with integrated seating, heaters, and side screens—ideal for year-round entertaining (available by separate negotiation). To the front, a generous driveway provides ample off-street parking for several vehicles, along with access to the integral garage.



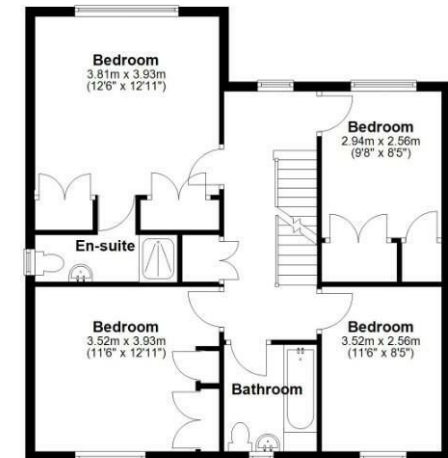
The Grange, Hurstpierpoint



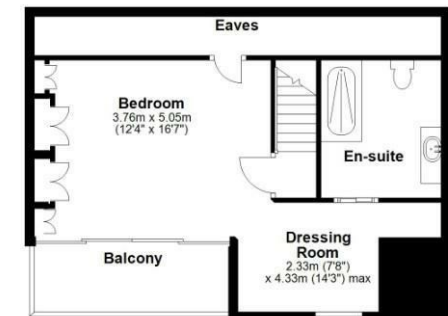
Ground Floor



First Floor



Second Floor



Main area: Approx. 203.6 sq. metres (2191.5 sq. feet)

Plus garages, approx. 15.4 sq. metres (166.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

