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80 Western Road

Hassocks, BN6 9TB

Asking price £525,000



Situated in the popular village of Hurstpierpoint, this beautifully presented two-bedroom house offers well-proportioned accommodation, a generous rear garden and the added benefit of a separate home office.

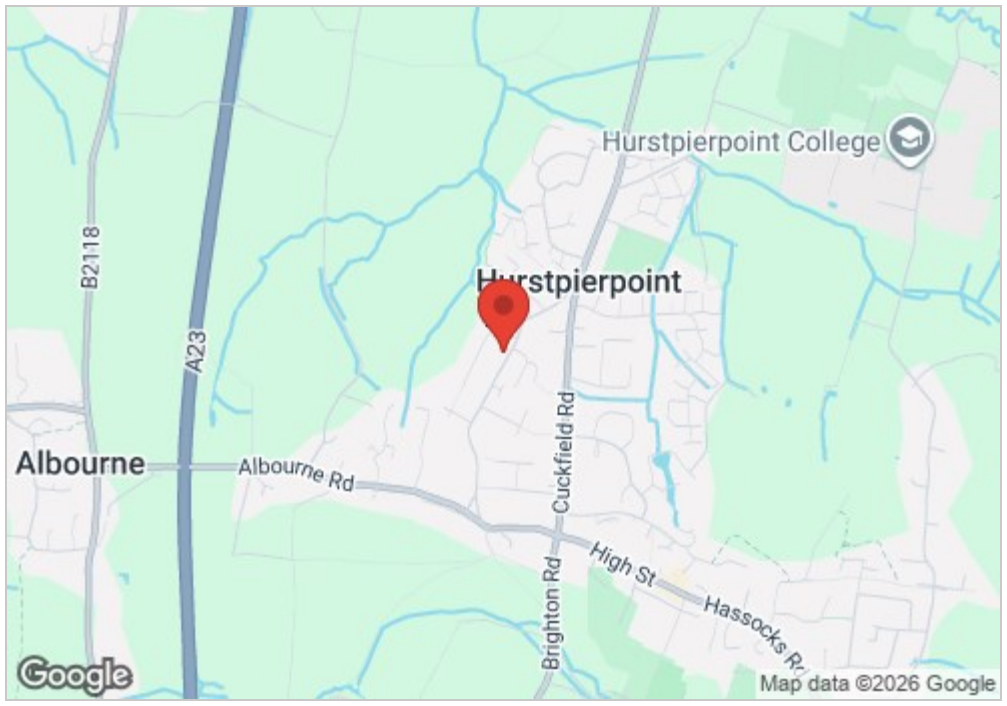
The ground floor is centred around an impressive open-plan living and dining room, creating a wonderfully sociable space with plenty of natural light and attractive wooden flooring. The kitchen is positioned to the rear and has been thoughtfully designed with a range of fitted cabinetry, integrated appliances and a breakfast area, with doors providing a pleasant outlook and access towards the garden.

Upstairs, there are two comfortable double bedrooms, together with a well-appointed family bathroom. The principal bedroom is particularly generous in size, while the second bedroom would also work well as a guest room, child's bedroom or additional workspace.

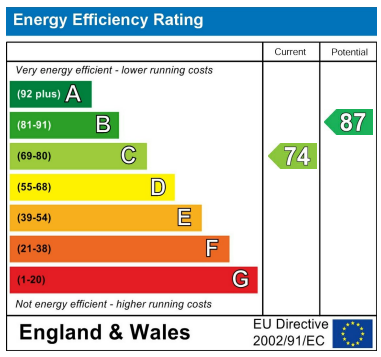
Outside, the property benefits from a good-sized rear garden, with a paved terrace leading onto an area of lawn and mature planting. There is plenty of space for outdoor dining, entertaining and family use, with a detached home office providing an excellent dedicated workspace away from the main house.

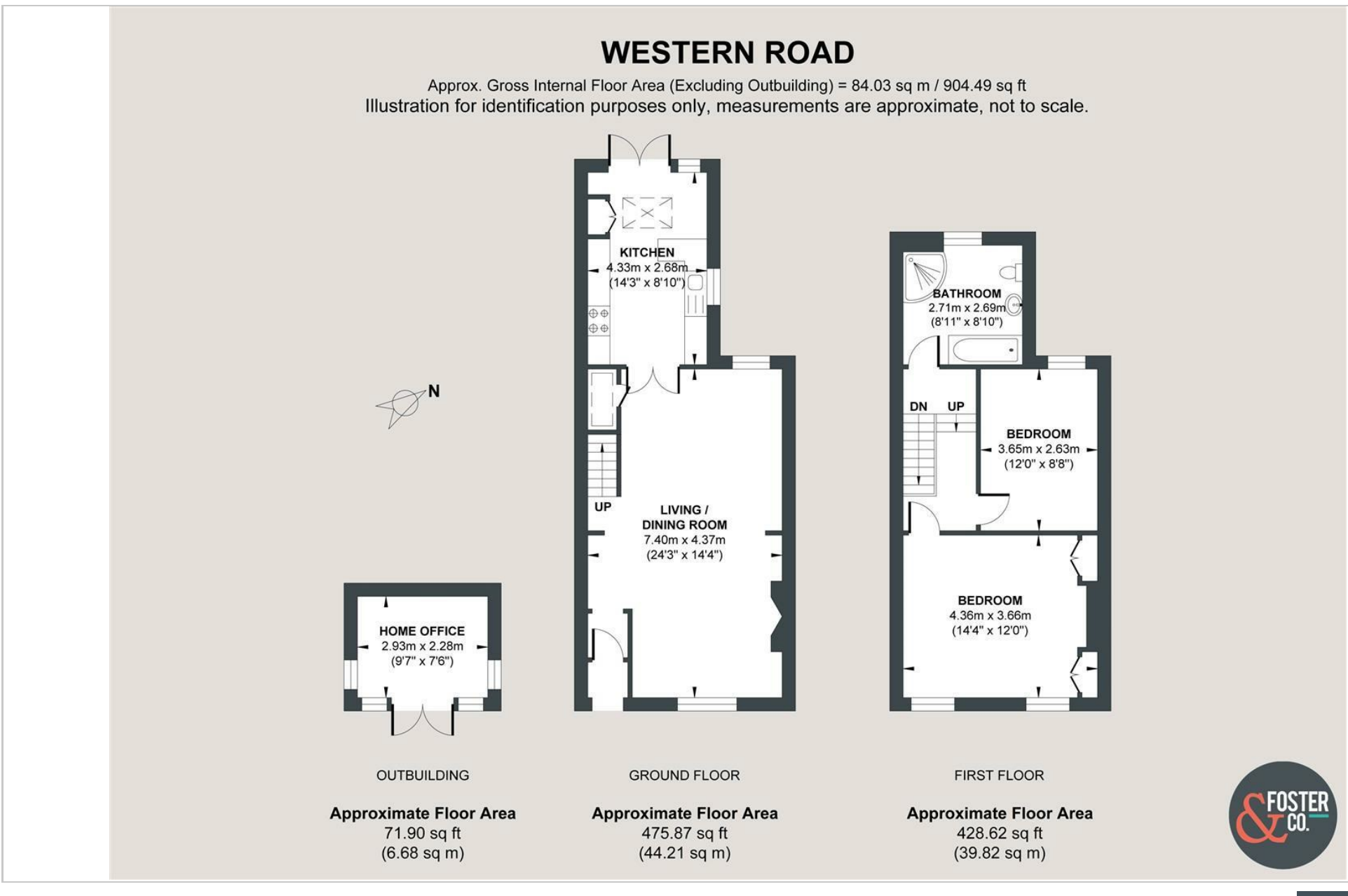
To the front, there is off-road parking and an attractive approach to the property.

The combination of the generous living space, excellent garden, separate office and convenient village location makes this a particularly appealing home. Hurstpierpoint offers a wonderful village atmosphere with a good range of local shops, cafés, restaurants and everyday amenities, whilst Brighton, Hassocks and surrounding countryside are all within easy reach.



- Beautifully presented two-bedroom house
- Spacious open-plan living/dining room
- Two generous double bedrooms
- Good-sized rear garden with paved terrace
- Off-road parking to the front
- Sought-after Hurstpierpoint village location
- Stylish fitted kitchen with breakfast area
- Well-appointed family bathroom
- Detached home office / garden room





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