



## 7 Hassocks Close, Hassocks, BN6 8FD

£950,000

This is a truly unique and adaptable family home with over 2000 Sq Ft of living space which can be configured in various different ways, Situated in close proximity to The Weald tennis club on South Bank it's desired location being within easy walking distance to Hassocks village with all its local amenities and schools, and Hassocks mainline station.



# 7 Hassocks Close

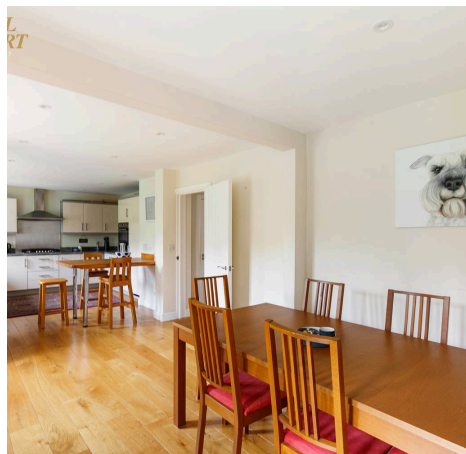
## Hassocks

The property is entered via the entrance hall on the first floor with stairs rising to the second floor and stairs to the ground floor, comprising of a separate WC, living room, open planned kitchen diner, with a south facing Juliette balcony with French doors. The fitted kitchen has a breakfast bar, a selection of base and eye level units, space for a dishwasher and fridge freezer, integral five ring gas hob, overhead built in extractor fan, integrated oven and grill and integral fridge freezer.

On the second floor, the landing has an airing cupboard with mega flow tank, three bedrooms two of which are dual aspect with ensuite shower rooms, the master bedroom also has a selection of fitted wardrobes, and a family bathroom with the normal facilities.

The ground floor has three further bedrooms, one of which is currently being used as an office, an additional shower room with sink and WC, a utility room with space for a washing machine and tumble dryer, and a built in meter cupboard, as well as a separate cloakroom and further space off the hallway for a potential office station, a side door leads to the south facing rear garden.

Outside, there is a spacious patio with room for large garden furniture and a great space for entertaining. A paved path wraps around the building and leads to and leads to the Garden Store, which is integrated with the House and has electricity and lighting, offering the opportunity to convert this for other uses.



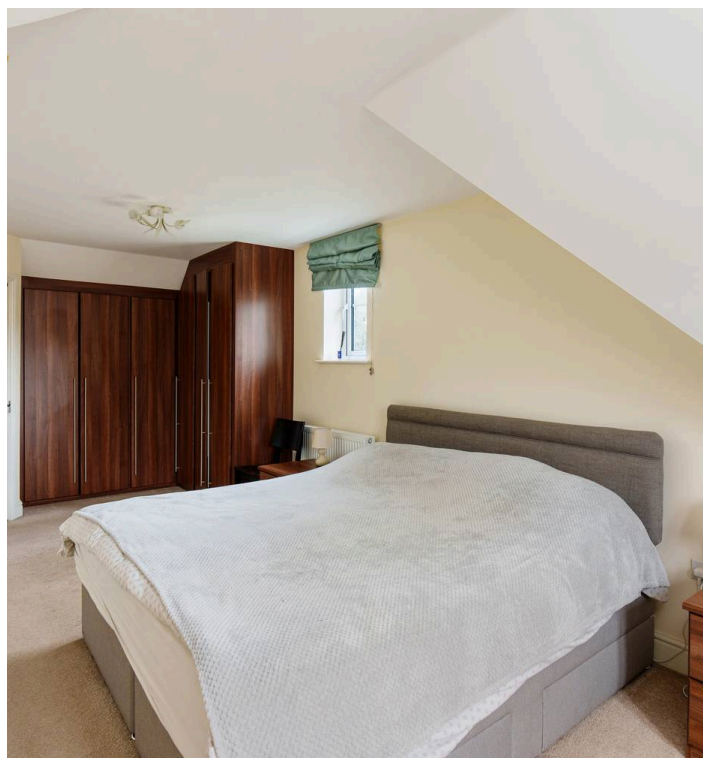
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The front of the house is paved and has parking for at least three large cars, and a garage with up and over door with power and lighting and the Glow worm ultra com 38 HXI boiler. The garage is accessed from the front of the house providing access to a power source to charge electric cars if required.

- Five / six bedroom detached family home over 2000 Sq Ft
- Versatile and adaptable living over three floors
- Exclusive development of only nine individual properties built 2013
- Annex / self-contained living option
- Desirable location ( Southbank ) Weald tennis and squash club
- South facing rear garden
- Open planned kitchen diner
- Four bathrooms
- EPC: C Council Tax: G
- Off road parking for at least three large cars

Hassocks Close is located on a private road opposite the Weald Tennis & Squash Racquets Club. The property is nicely tucked away but conveniently situated within a few minutes' walk (0.1 miles) of the mainline station, providing fast and frequent (direct) access to London Victoria (54 minutes), London Bridge (57 minutes), (Brighton (10 minutes) and Gatwick International Airport (15 minutes).



# 7 HASSOCKS CLOSE

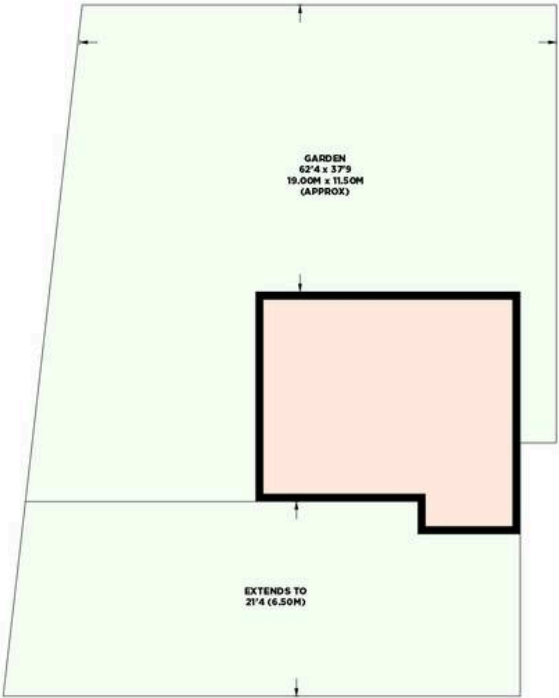
APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS, GARAGE, GARDEN STORE, EAVES)

**2021 sq ft / 187.8 sq m**



APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS, GARAGE, GARDEN STORE)

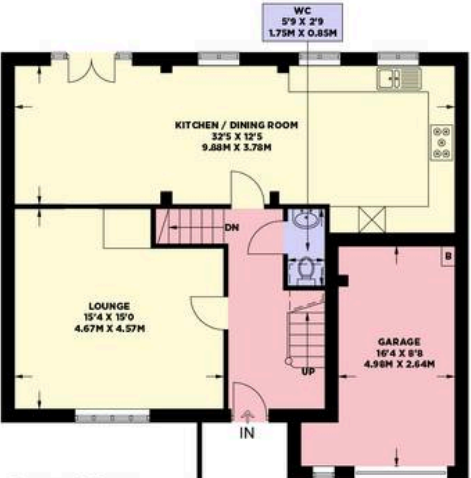
**2447 sq ft / 227.3 sq m**



Site Plan



Lower Ground Floor  
869 sq Ft / 80.7 sq M



Ground Floor  
873 sq Ft / 81.1 sq M



First Floor  
705 sq Ft / 65.5 sq M

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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 Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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 Certified Property Measurer

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