



1 Hurst Road

HASSOCKS | WEST SUSSEX | BN6 9NJ

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# Situation

A striking contemporary detached family home finished to an exceptional standard, set on a corner plot with highly flexible accommodation. The property enjoys beautifully landscaped, private gardens and is ideally located within minutes' walk of Hassocks mainline station

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.

This truly bespoke family home, where exceptional craftsmanship meets contemporary sophistication occupies a generous corner plot just a stone's throw from Hassocks station. Designed with modern living in mind, the property combines elegant open plan spaces with an impressive array of technical features, all thoughtfully curated by the current owners to create a home of remarkable comfort and style. At the heart of the property is a stunning open plan reception space, beautifully arranged to provide distinct living, dining and kitchen areas. Flooded with natural light from two sets of sliding doors opening onto the garden, the space centres around a striking Barbas contemporary gas fireplace. The kitchen features a sleek German designed Leicht range, complemented by a selection of integrated luxury appliances and clean architectural lines. The ground floor offers excellent flexibility with a double bedroom and an additional bedroom or study, both served by a stylishly appointed fully tiled shower room. An elegant oak staircase rises to the first floor where further bedrooms are found alongside a well appointed family bathroom. The principal suite benefits from fitted wardrobes and a beautifully finished en-suite bathroom. Outside, the gardens wrap around the property providing a high degree of privacy and multiple areas for relaxation and entertaining. A paved terrace to the rear creates an ideal setting for outdoor dining, while expansive lawns are framed by mature shrubs, laurels and established planting. Electronically controlled gates at the rear open onto a substantial driveway providing parking for several vehicles and access to a fully insulated garage/studio with bi-fold doors offering excellent versatility for a variety of uses.



# Kitchen

- » Modern wall and base units
- » 'Caesarstone' worksurfaces
- » Inset sink with 'Quooker' instant boiling water tap
- » Fitted 'Siemens' fridge freezer
- » 2 x Integrated 'Miele' electric ovens
- » Integrated 'Siemens' dishwasher
- » Centre island with 'Corian' worksurfaces, breakfast bar and a selection of drawers under
- » Inset 'Bora' induction hob with centre downdraft ventilation fan



# Bathrooms

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## First Floor Family Bathroom

- » Free standing modern bath with floor mounted taps
- » Low level w.c. suite with concealed cistern
- » Wet floor shower with wall mounted shower, hand shower attachment and glazed screen

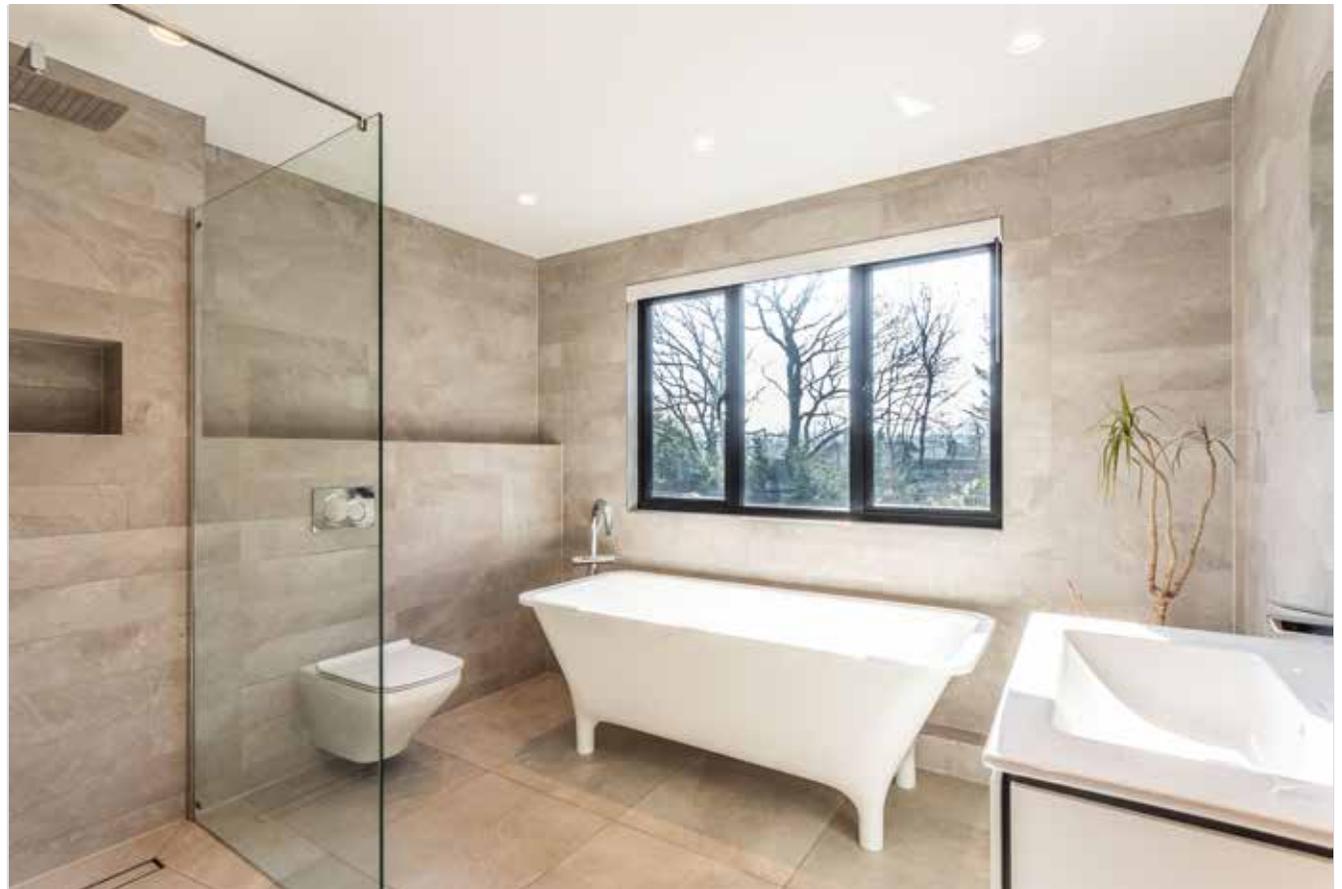


## En-Suite Bathroom

- » Panelled bath
- » Centre mounted taps with hand shower attachment
- » Wash hand basin with drawers under
- » Fully tiled walls
- » Tiled floor

## Ground Floor Shower Room

- » Walk in shower with wall mounted controls, hand shower attachment and glazed screen
- » Low level w.c. suite
- » Wall mounted wash hand basin



# Specification

- » Wall mounted 'Vaillant' gas fired boiler
- » Useful utility room
- » VM Zinc for fascias, soffits, guttering and downpipes
- » Bespoke Leicht kitchen
- » Aluminium doors and windows throughout
- » Hikvision CCTV and intercom with remote access
- » Iroko wooden gates installed by Bankhouse Gates
- » Herringbone wood flooring to the majority of the ground floor
- » Howells roof lanterns with electronic openers
- » Velux window with electronically controlled remote openings
- » Barbas Gas Fire Panorama 110
- » Finished with 'Little Greene' paint throughout
- » Bespoke 'Plantation' shutters throughout
- » Black granite copings
- » ThermoWood Ash Hardwood Charred Cladding
- » External Lighting



# External

The front of the property is approached via a pedestrian timber gate with a paved pathway leading to the front door. To the rear, electronically controlled twin Iroko gates open onto a block paved driveway providing parking for several vehicles and access to a modern, fully insulated garage with bi-fold doors, offering excellent versatility for a variety of uses. To the front of the property, a neatly maintained lawn sits to one side bordered by well stocked shrub and plant beds. To the rear, a generous paved terrace adjoins the property, creating an ideal space for outdoor dining and entertaining, beyond which lies an attractive expanse of lawn.





## Transport Links

Hassocks Train Station	approx. 0.1 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5.8 miles
Brighton	approx. 7.8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

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.

## Hurst Road, Hassocks, BN6 9NJ

Approximate Gross Internal Area = 201.7 sq m / 2171 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Total = 229.8 sq m / 2473 sq ft  
 (Excluding Void)

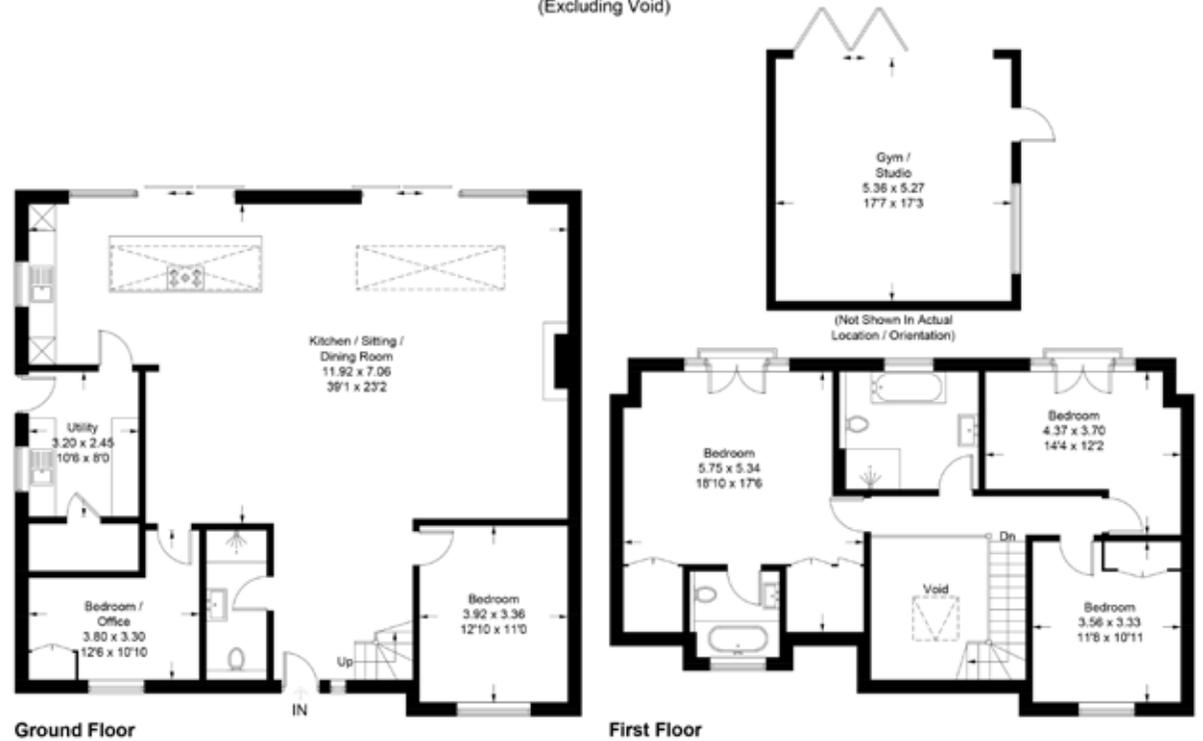


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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