



## 2 Pine Trees

HASSOCKS | WEST SUSSEX | BN6 8JT

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# Situation

A spacious detached house benefiting from a private rear garden, off road parking and an attached garage and being within minutes' walk of the 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 well presented detached four bedroom house occupies a highly convenient central position just a short walk from the mainline railway station. The property has been remodelled to create a home ideally suited to contemporary family living. The ground floor benefits from a sizable open plan and dual aspect kitchen/dining/sitting room that opens directly onto the rear patio and landscaped rear garden. The modern kitchen offers a range of sleek contemporary units along with oak block work surfaces. A further versatile reception room and cloakroom/w.c. complete the ground floor along with a generous utility room providing space for further appliances and access to the attached garage. Stairs lead to the first floor where four well proportioned bedrooms are serviced by a modern fitted family bathroom. The attractive enclosed rear garden is wonderfully private and combines a substantial paved terrace with timber pergola, perfect for entertaining with shaped lawns softened with shrub and small trees. To the front, a long driveway provides off road parking for several vehicles and leads to the attached garage.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Oak block work surfaces with breakfast bar
- » Inset ceramic sink and drainer
- » 'Rangemaster' gas cooker
- » Extractor fan over
- » Integrated 'AEG' dishwasher
- » Space for large fridge freezer



## Bathroom

- » Panelled shower bath
- » Wall mounted shower
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Wall mounted cabinets



## Specification

- » Wall mounted gas fired 'Worcester' boiler located in the entrance hall
- » Driveway with parking for several cars
- » Garage

## External

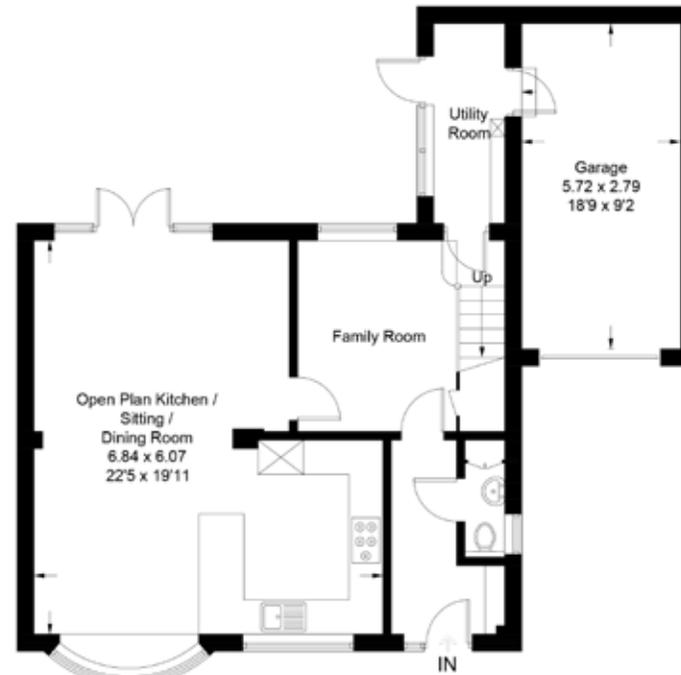
The property is approached over driveway providing parking for several cars and access to the attached garage. A sizable paved patio adjoins the rear of the property covered by a timber pergola. The shaped lawn is bordered by well stocked shrub and plant beds with steps leading up to a further area of lawn housing a garden shed.





## Pine Trees, Hassocks, BN6 8JT

Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 137.3 sq m / 1477 sq ft



**Ground Floor**



**First Floor**

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

## Transport Links

|                              |                   |
|------------------------------|-------------------|
| Hassocks Train Station       | approx. 0.2 mile  |
| 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.

A buyer is advised to obtain verification from the solicitor.

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