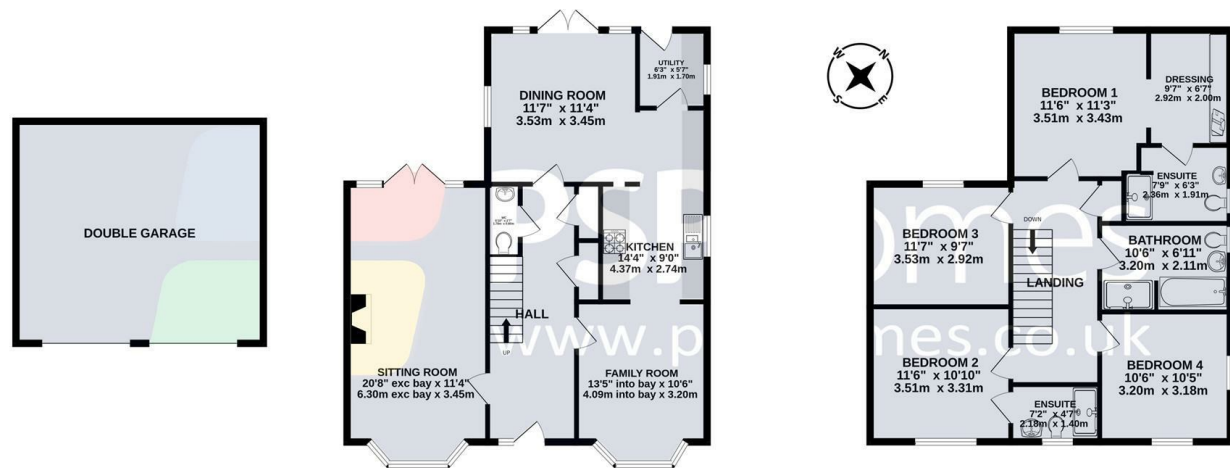


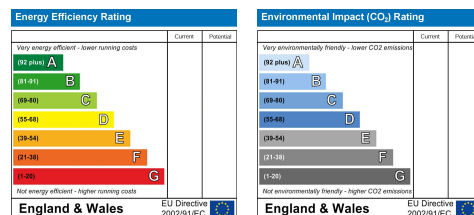


AREA EXCLUDES DOUBLE GARAGE

TOTAL FLOOR AREA: 1679sq.ft. (156.0 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.

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2 St Andrews Place, Hassocks, West Sussex, BN6 9QE

Guide Price £800,000 Freehold

2 St Andrews Place, Hassocks, West Sussex, BN6 9QE

GUIDE PRICE £800,000 - £825,000

What we like...

- * Superb detached home built in 2021 as part of the popular Kingsland Gate development
- * Contemporary high spec finish throughout
- * Stunning open plan kitchen/dining/family room
- * Mainline rail services from Hassocks Station

GUIDE PRICE £800,000 - £825,000

Welcome Home...

Are you looking for a village lifestyle but want all the convenience and luxury of an almost brand new home? If so, this superb detached home on St Andrews Place in the brilliant village of Hassocks could be the one for you!

The house was built by Bellway Homes in 2020/21 to their Weaver Design and forms part of the exceptionally popular Kingsland Gate development, on the site of the former Hassocks Golf Club, and, in our opinion, occupies one of the best spots looking out over greenery towards the reed pond, but set well back from London Road.

At just under 1700 sq ft over two floors, the layout offers so much for a family with spaciousness and flexibility in equal measure. The tone is set by the impressive central entrance hall with beautiful herringbone flooring flowing through.

The 21ft sitting room is an inviting space. The fireplace provides an excellent focal point, whilst the bay window adds a sense of tradition, complimented by fabulous plantation shutters. Being dual aspect means there is plenty of natural light throughout the day and the ‘French’ doors connect the space with the garden.

Just over the hall is the stunning kitchen/dining/family room – a truly super open plan space that is just perfect for modern family living. The kitchen itself boasts contemporary soft-close units and a range of integrated appliances including fridge/freezer, gas hob, oven and dishwasher.

The kitchen flows through to the dining room, making this the ideal space for entertaining friends and family. ‘French’ doors then lead from the dining room onto the large patio – giving that desirable ‘inside-outside’ living during the summer.

The family area offers plenty of space for a couple of sofa and a TV, again with a lovely bay window overlooking the front.

Practicality wise, the utility is incredibly useful and the back door is very handy after a muddy dog walk!

There is also a ground floor cloakroom and two storage cupboards.

On the first floor there are four great bedrooms and three bath/shower rooms. The main bedroom is simply superb with generous sleeping quarters, walk-in dressing room with full-width wardrobes and your own luxurious en-suite shower room.

The second bedroom also has its own stylish ensuite shower room and is perfect for guests. The third and fourth bedrooms are also doubles and served by the impressively spacious family bathroom, with separate bath and walk-in shower.



Being built so recently, the house boasts incredible eco-credentials to keep energy bills to a minimum. There is a high degree of insulation, high performance double glazing and a Nest thermostatic system for the gas central heating. This gives an EPC rating of B(85), with a potential for an A (107)!

Décor wise, the house is beautifully presented with tasteful, neutral tones that gives a calm, relaxing feel throughout whilst offering an incoming buyer an almost blank canvas. There is also the remainder of 10 year new homes warranty, giving you total peace of mind.

Step Outside...

Stepping outside, you'll find a lovely west facing walled garden that enjoys plenty of afternoon/evening sunshine. The large patio is the perfect spot for a barbecue and the lawn is lovely and level, perfect for children to play. The sleeper beds have enabled shrubs and trees to be planted, adding pops of colour and greenery.

The gated side access leads out to your block-paved driveway, with parking for two cars and a detached double garage.

Location, Location, Location...

St Andrews Place forms part of the recently built Kingsland Gate development just off London Road, in the desirable village of Hassocks and a moments walk from the excellent Friars Oak pub – great for a Sunday Roast.

Hassocks itself is bustling village with a thriving High Street and excellent mainline rail services to London (1hr09), Brighton (10mins) and Gatwick Airport (27mins). The station is under a mile distant and take 15 mins on foot (Google maps). The High Street offers a Sainsburys and Budgens convenience stores, cafes, boutiques, pharmacy, hairdressers/barbers, independent butchers and a selection of take aways.

Hassocks boasts some highly regarded schooling. For infants, you have Hassocks Infants, a child-centred community school at the heart of the village. From there, children usually attend Windmills Junior school, rated ‘Good’ by Ofsted. For secondary, the highly regarded Downlands Secondary, again rated ‘Good’ and just over a mile away.

As well as plenty of amenities, you also have gorgeous Sussex countryside on your doorstep, perfect for dog walking. The stunning South Downs National park offers endless walks and breath-taking views over the Sussex Weald and towards the South Coast.

For a dose of the bright lights, the cosmopolitan city of Brighton & Hove is within easy reach as the village boasts swift access to the A23 southbound. There is world class shopping in The Lanes, plenty of culture and plenty of fresh sea air.

The Finer Details...

Title Number: WSX406388

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

