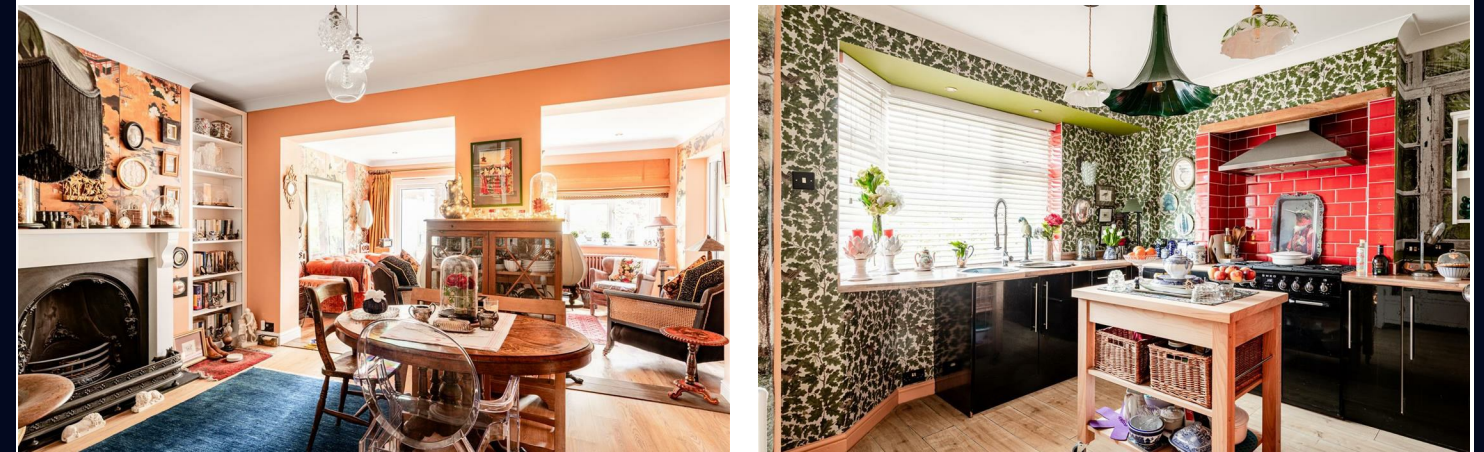
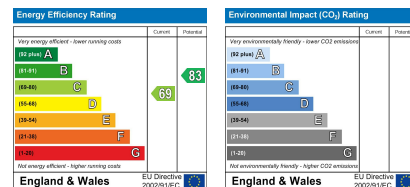


**Approx. Gross Internal Floor Area 1404 sq. ft / 130.59 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**5 The Quadrant, Keymer, Hassocks, BN6 8BP**

**Guide Price £535,000 Freehold**

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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## 5 The Quadrant, Keymer, Hassocks, BN6 8BP

### What we like...

- \* Peaceful cul-de-sac position within easy reach of Hassocks village.
- \* Flexible extended layout, including a study/garden room on the ground floor.
- \* The characterful interiors, with bold design choices and a warm, homely feel.
- \* The beautifully landscaped south-facing rear garden.

#### Welcome Home

A beautifully individual semi-detached home tucked away in a peaceful Hassocks cul-de-sac, with flexible living space, a landscaped south-facing garden, garage, driveway parking and a substantial garden studio/workshop. Set within the quiet and sought-after setting of The Quadrant, this extended semi-detached house offers far more than first meets the eye. The layout is adaptable, the interiors are full of personality, and the rear garden is a real highlight. It has been thoughtfully landscaped with an attractive mix of lawn, gravelled pathways, specimen planting and seating areas.

The ground floor provides a lovely flow of living space. At the heart of the house are two interconnecting reception areas, creating generous sitting and dining zones that work well for both day-to-day life and entertaining. The dining room has an attractive decorative fireplace, while the rear reception room opens directly onto the garden, bringing in plenty of natural light and giving the house a pleasing indoor-outdoor feel.

The kitchen sits to the front of the property and has a bold, stylish finish with gloss units, timber-effect worktops, a red tiled splashback, range cooker space and room for further appliances. It is a practical working kitchen, but one with plenty of character.

To the rear is a study/garden room, currently arranged as a home office, with doors leading straight out to the garden. This is a particularly useful space for anyone working from home, but it could equally serve as a snug, hobby room or occasional ground floor bedroom depending on need. There is also an attached garage, giving excellent storage and future potential, subject to any necessary consents.

On the first floor there are two bedrooms. The main bedroom is a comfortable double with an en-suite cloakroom, while the second bedroom enjoys a pleasant outlook across the garden. The shower room has been finished in a smart contemporary style, with marble-effect tiling, walk-in shower, wall-hung WC and modern black fittings.

The home is also fully double glazed, has gas fired central heating and access to Ultrafast Fibre broadband.

#### An Outside Oasis

Outside, the rear garden is a standout feature. South-facing and beautifully arranged, it has been landscaped with a calm, almost Japanese-inspired feel, including curved lawns, gravelled paths, paved terraces, raised beds, mature shrubs and striking specimen trees. It is a garden designed to be enjoyed throughout the seasons, with several spots to sit, dine or simply enjoy the planting.

At the far end of the garden is a substantial outbuilding of approximately 210 sq ft. With light and power, it offers superb flexibility as a workshop, studio, home office, creative space or garden room.

To the front, a block paved driveway provides off-street parking and access to the garage.



#### The Hassocks Life

The Quadrant is a quiet residential cul-de-sac in Keymer, Hassocks, a popular Mid Sussex village known for its strong community, excellent local facilities and easy access to countryside. You are within easy reach of Keymer Stores convenience store, Aroma Cafe and Keymer Fish & Chips. Both The Greyhound and The Thatched Inn pub are under 10 mins on foot and offer excellent food & drink. You can also easily walk through open fields to neighbouring Ditchling where you'll find The Bull Gastropub.

Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M). Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you're exploring the village's green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience.

#### The Specifics

Title Number: SX16958

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

Services: Mains electric, gas, water and waste - none tested

Available Broadband Speed: Ultrafast

Plot Size: 0.10 acres

We believe this information to be correct but we recommend intending buyers check personally before exchange of contracts.

