



**13 The Spinney, Hassocks, West Sussex, BN6 8EJ**

**Guide Price £700,000 Freehold**

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GUIDE PRICE - £700,000 - £750,000

What we like...

- \* Exceptionally spacious and highly versatile home with over 2,000 sq ft of accommodation.
- \* Attached annexe making it ideal for multi-generational living or separate income stream.
- \* Stylish kitchen/diner
- \* Village lifestyle with mainline rail services to London, Brighton and Gatwick Airport

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#### Welcome Home

A superbly versatile and exceptionally spacious (2,024 sq ft) detached home offering 5–6 bedrooms, including an integral annexe, making it ideal for blended families, multi-generational living, or those who simply want the flexibility of independent space for guests or rental income.

Inside, the property has been carefully maintained and offers a practical yet inviting layout. A wide hallway welcomes you with useful storage and a cloakroom. To the front, the sitting room is light and comfortable with a large picture window.

The rear of the home has been recently updated with a stylish kitchen/diner — a sociable hub finished with grey cabinetry, crisp white worktops and quality appliances. A central Aga adds character, while there is ample space for dining and entertaining. A utility room with direct garden access provides excellent extra space for laundry and storage, with a discreet WC tucked to one side.

Upstairs, a generous landing leads to the bedrooms. The principal bedroom enjoys dual-aspect views, a large walk-in wardrobe and a sense of calm. There are four further bedrooms, including one with its own en-suite, alongside a family bathroom.

#### The Annexe

A standout feature of this property is the self-contained annexe, complete with its own entrance. Inside is a bright living space with sliding doors to the garden, a fitted kitchen, double bedroom with built-in storage and a shower room. It's ideal for a relative, guests or as a rental option (previously achieving around £1,250pcm).



#### Step Outside

Parking is well catered for with a private driveway, on-street space, and a garage fitted with an electric car charging point.

The rear garden offers a private outdoor retreat with a paved terrace for dining, an elevated lawn and mature planting for privacy.

#### Hassocks Life

Hassocks village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. The village 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 minutes away, making it a convenient and family-friendly location. The Friars Oak pub is a short stroll and offers great food and drink. You also have easy access to the A23 and Hassock's mainline station provides fast, regular services to London, Brighton and Gatwick Airport.

#### The Specifics

Title Number: SX122694

Tenure: Freehold

Local Authority: Mid Sussex District Council

Plot Size: 0.12 acres

Available Broadband Speed: Ultrafast Fibre

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

