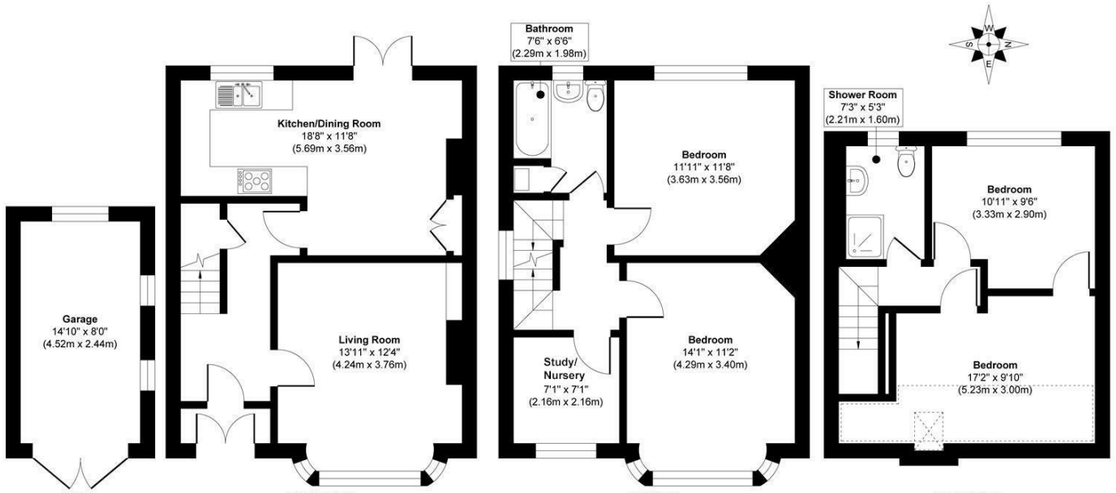
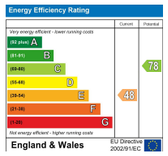


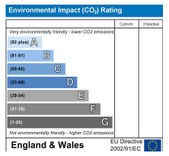
Approx. Gross Internal Floor Area 1273 sq. ft (house only)

Approx. Gross Internal Floor Area 1391 sq. ft / 129.30 sq. m (Including Garage)

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

Produced by Elements Property





PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES
106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

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.

23 Kings Drive, Hassocks, West Sussex, BN6 8DX

Guide Price £600,000 Freehold

PSPhomes

@psphomes
/psphomes
www.psphomes.co.uk

23 Kings Drive, Hassocks, West Sussex, BN6 8DX

Guide Price £600,000 - £635,000

What we like...

* Lots of original 1930s charm including beautiful curved bay window.

* Potential to extend to the rear to enlarge the kitchen (STPP)

* Long west facing garden with fruit trees and a lovely wooded backdrop.

* Great location in the heart of Hassocks within short walk of station, schools and High Street.

* Immaculate condition with no chain means you could be in by Christmas!

Guide Price £600,000 - £635,000

Welcome Home

This handsome 1930s semi-detached house is a quietly confident example of the period, with its curved bay windows, warm brickwork and balanced proportions creating an immediately reassuring presence. The position is particularly compelling: tucked away yet highly convenient, just a five-minute walk from Hassocks High Street and around seven minutes on foot to the mainline station, offering an easy rhythm between village living and wider connections beyond.

Internally, the accommodation extends to 1,273 sq ft over three floors with huge scope for further extension to the rear (STPP).

The ground floor is arranged around two main spaces with the traditional hallway. The sitting room is very traditional with curved bay window with beautiful original crittall window and open fireplace, whilst the kitchen and dining room have been knocked through to create a fabulous open plan kitchen/diner with doors that open out to the garden.

On the first floor there are two generous double bedrooms, single bedroom/nursery which could easily be an office for those who work from home. Each of these bedrooms is served by the main family bathroom.

The loft has been converted to create two further bedrooms and a stylish shower room. If preferred, these two rooms could easily be knocked into one to create a sublime main bedroom with dressing area.

The home is partly double glazed has gas fired central heating and access to an Ultrafast fibre broadband connection.

Step Outside...

To the rear is a glorious west facing garden that extends to 80ft with fruit trees, vegetable patches and a babbling brook at the far end.

A detached garage would benefit from some TLC but provides handy storage. There is side access that leads to driveway parking.

Hassocks Life

Kings Drive sits off Grand Avenue and is a sought-after and established residential road of predominantly 1930s homes in the very heart of charming Hassocks. This home is just an eight-minute walk from the village High Street. The 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. 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. The popular Thatched Inn pub is only a 5-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

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

Tenure: Freehold
Title Number: SX6122
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast Fibre:
Plot Size: 0.08 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally to satisfy themselves.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.