

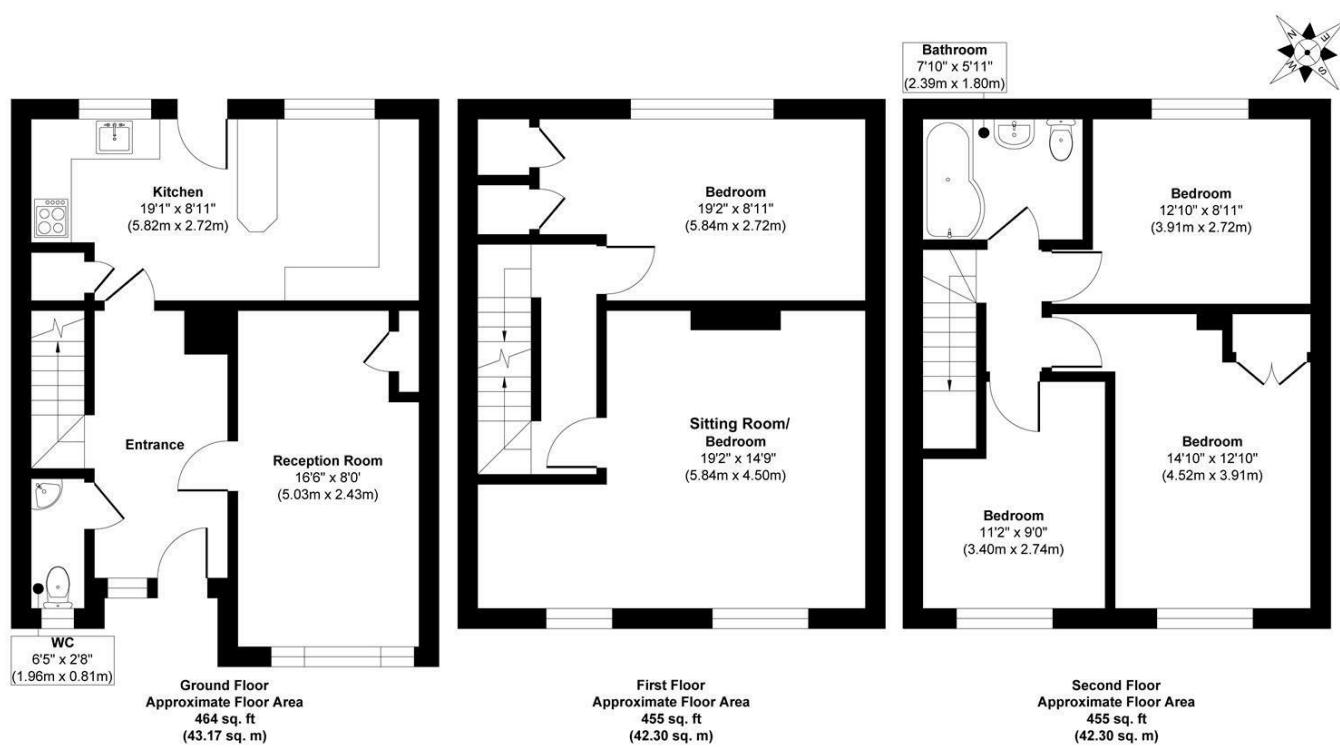


BRITISH  
PROPERTY  
AWARDS  
2022

★★★★★

GOLD WINNER

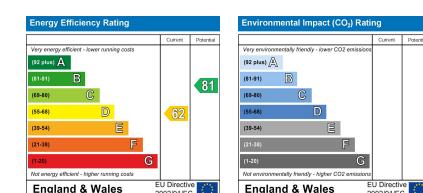
PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



**Approx. Gross Internal Floor Area 1374 sq. ft / 127.77 sq. m**

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

Produced by Elements Property



**PSP**homes

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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.



**10 Stanford Terrace Station Approach West, Hassocks, BN6 8JF**

**Guide Price £475,000 Freehold**

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## 10 Stanford Terrace Station Approach West, Hassocks, BN6 8JF

Guide Price £475,000 - £500,000

### What we like...

- \* Mid century home in a prime location for Hassocks Station - great for commuters.
- \* Exceptionally spacious and highly versatile accommodation over three floors.
- \* Stylish kitchen with integrated appliances.
- \* Lovely village with excellent schools, bustling High St and thriving community.

Guide Price £475,000 - £500,000

### Welcome Home

Arranged across three storeys, this well-proportioned 1970s terraced townhouse has a clear, understated confidence, defined by its warm brick façade, simple horizontal lines and generous windows typical of the era. The elevation has a pleasingly ordered feel, with large picture windows and restrained detailing that gently reference mid-century design.

The location is a real highlight. Hassocks Station is quite literally a stone's throw away, making this an excellent choice for commuters, while the village High Street, local amenities and access to the South Downs are all close at hand. A quietly convenient home with a subtle mid-century character in one of Mid Sussex's most connected settings.

Internally, the accommodation spreads over three floors and extends to an impressive 1,375 sq ft offering a huge degree of flexibility with up to five bedrooms or three reception rooms, depending upon how you use the space.

Upon entry on the ground floor you're welcomed by a generous hallway. The former integral garage has been converted and is now an incredibly versatile family room/home office.

Across the rear is a stylish kitchen, defined by clean lines and a calm, contemporary palette. Gloss-white cabinetry is arranged in a practical U-shape, complemented by smooth grey worktops that provide both visual contrast and generous preparation space. A central peninsula creates a natural divide between cooking and dining, while also offering informal seating and additional storage. Integrated appliances and handle-less units keep the look uncluttered and functional, resulting in a space that feels both modern and well suited to everyday living and relaxed entertaining.

The ground floor also has the essential cloakroom.

On the first floor there is a generous sitting/dining room with large south facing window which floods the space with natural light. There is also a large (19ft) double bedroom with fitted wardrobes which overlooks the rear.



Stairs rise again to the second floor where we find three further double bedrooms each served by the modern family bathroom.

The home is presented in excellent order with neutral décor. There is gas fired central heating, uPVC double glazing throughout and access to an Ultrafast fibre broadband connection.

### Stepping Outside

To the rear is a low maintenance courtyard garden with gated rear access. To the front is driveway parking for two cars side-by-side.

### Hassocks Life....

Stanford Terrace sits on Station Approach and is in a prime location for Hassocks mainline station. You are a literal stone's throw from the platform 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). The home is also just a five-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 a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

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: SX100956

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Ultrafast Fibre:

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

