



Selborne

5 Chancellors Park, Hassocks, West Sussex, BN6 8EY

MARCHANTS

Selborne

A rare opportunity to acquire one of the most historic properties in Hassocks. Once owned by Magnus Volk, the engineer famous for his railway on Brighton seafront. This outstanding Victorian home has accommodation on three floors and a beautiful, landscaped garden with a timber cabin. The many original features are enhanced by modern fittings. Other benefits include solar panels, CCTV cameras and alarm security. **The property is offered with no ongoing chain.**

OIRO £1,300,000

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

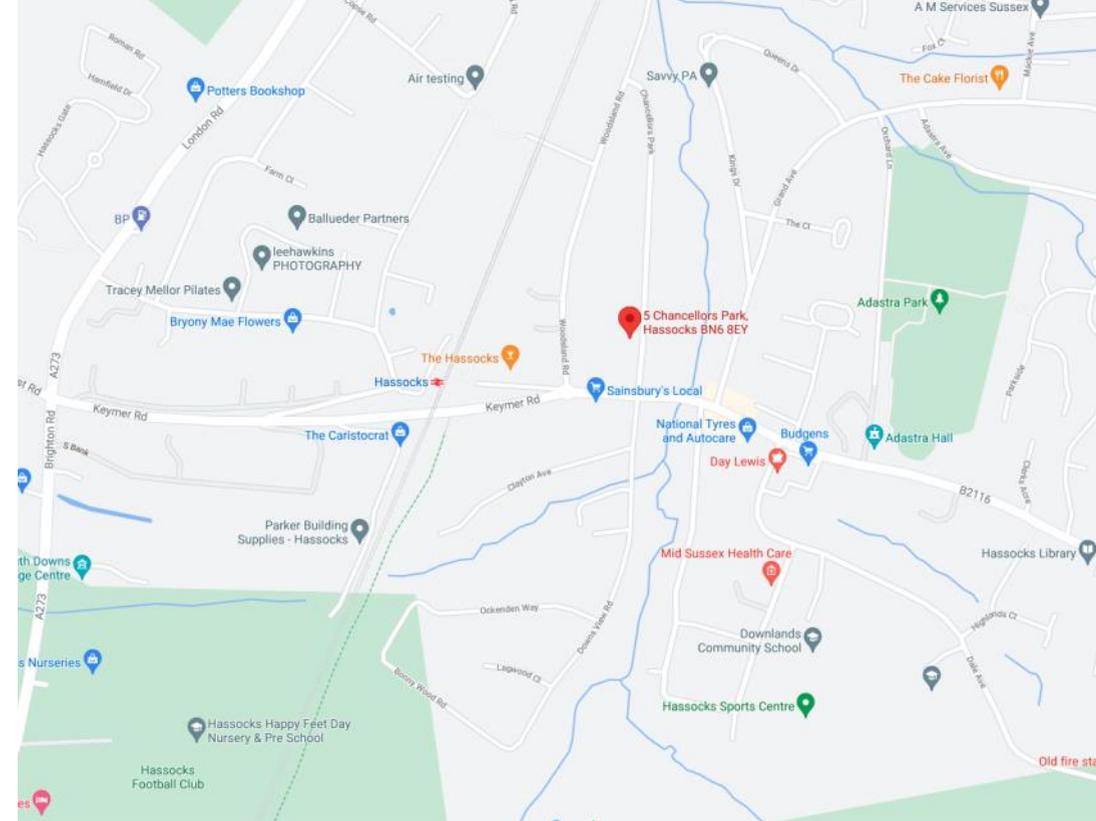
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Historic Victorian Home
- Original Features
- 5/6 Bedrooms
- 4 Living Rooms
- Large Rear Garden
- Off Street Parking
- Village Centre Location
- No Ongoing Chain



Nearby countryside with stunning views of The South Downs, West Sussex.



Location

Chancellors Park is in the centre of Hassocks located just off the Keymer Road shopping thoroughfare which also leads to the station. There are also connecting walks to open countryside.

Hassocks provides a variety of facilities including independent shops and cafes, a sub-post office (within McColls Convenience Store), Sainsbury's Local, Budgens Grocery Store, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

- Hassocks Station (0.2 miles)
- Brighton (8.5 miles)
- Gatwick Airport (19.4 miles)
- London (49.9 miles)

Accommodation

A period glazed **ENTRANCE PORCH** Quarry tiled floor, marble step, metal grate for shoe scraping, two outside lights and double doors having glazed panels and opening into:

ENTRANCE LOBBY Coir mat, with a Victorian tiled surround, coat hanging space, glazed entrance door with leaded light panels and matching sidelights.

A superb **RECEPTION HALL** which provides a sitting area having a south facing bay window. This spacious room provides a grand entrance to the property and features include a double arch over the stairs and inner hall, ceramic tiled floor, fireplace with a wood burning stove, built-in storage cupboard under stairs, dado rail, coved cornice, central heating thermostat, two wall lights and two radiators.





DRAWING ROOM A bright double aspect room East & South overlooking the front garden. There is a feature stone, open fireplace a tiled hearth and tiled inserts. Three radiators, bay window, wood block flooring, four wall lights, ceiling cornice and decorative ceiling rose. Fitted display shelves and glazed doors opening into:

CONSERVATORY Timber and glazed construction having a rustic style ceramic tiled flooring, two wall lights, power sockets plus Venetian and ceiling blinds. Glazed double doors open onto the side garden.



SITTING ROOM An east facing room overlooking the front garden and with a generous bay window. Period 'Mahogany' feature fireplace with inset mirror and incorporating display shelves, polished stone hearth. Wood block flooring, decorative ceiling cornice, radiator, two wall lights.

Accommodation

KITCHEN/DINER A farmhouse style room with a feature natural brick wall and fitted with a double Butler sink with mixer tap, inserted in a granite worktop with the cupboards under and a dresser style fitment over. Triple gas fired 'AGA' range cooker, a further granite worktop has cupboards under. Numerous display/bookshelves, ceramic tiled floor, recessed ceiling downlights. Double glazed patio doors opening onto rear garden. Open doorway to:

UTILITY ROOM Which also connects to the entrance hall. Fitted with a worktop having an inset 'LAMONA' electric hob, a range of cupboards above and below. 'VAILLANT' gas fired boiler for central heating and domestic hot water. Wall mounted pine unit comprising glazed display cupboards and central bottle store. Two spotlight tracks.





From the kitchen a doorway opens into a **LOBBY** with ceramic tiled floor and radiator, doors to:

CLOAKROOM Fitted with a white suite comprising wash basin with tiled splashback, and W.C., radiator, ceramic tiled floor, upright shelf unit.

GARDEN ROOM A delightful south facing room having sliding double glazed doors opening onto the patio entertaining area. There is a Wood burning stove, Rustic style ceramic tiled floor, radiator. Door to:

LAUNDRY Rustic style ceramic tiled floor, space for several white goods.



Accommodation continued

From the hall, stairs rise to **HALF LANDING** with radiator and scrolled wood balustrade, large fitted mirror.

FIRST FLOOR

LANDING Decorative dado rail, south facing window, ceiling cornice, built-in airing cupboard housing an insulated hot water tank, fitted immersion heater and slatted shelving. Central heating programmer.

BEDROOM ONE A double aspect room facing east and south and presently used as a study. Radiator, ceiling cornice, fitted range of bookshelves.

DRESSING ROOM/BEDROOM SIX A south facing room with window shutters, natural wood floor and an excellent range of fitted wardrobes, some with mirrored doors and drawer units. Recessed ceiling downlights.

BEDROOM TWO An east facing room with radiator and ceiling cornice.





FAMILY BATHROOM A spacious room with a white suite comprising a rolltop bath with mixer tap and hand shower, two pedestal wash basins with lights and electric shaver point over. Generous walk-in shower in fully tiled recess, W.C., two ladder style towel warmers, half ceramic tiled walls, fitted shutters to both windows.

Stairs to **SECOND FLOOR** with attic style rooms as follows:

LANDING Hatch to loft.



BEDROOM THREE A west facing room with a view of the rear garden. Double radiator, two bed lights, varnished floorboards.

BEDROOM FOUR An east facing room, varnished floorboards and radiator.

BEDROOM FIVE An east facing room, varnished floorboards and radiator.



BATHROOM A spacious room with a rolltop bath, mixer tap/hand shower, quadrant glazed shower cubicle with a 'Bristan' electric shower. W.C., Pedestal wash basin. Electric shaver point, two ladder style towel warmers, half ceramic tiled walls, Venetian blind.

Garden and Patio Area

FRONT GARDEN Enclosed by a mature hedge and laid to stone pebbles to provide off street parking and with a well-stocked shrub border to one side.

SIDE GARDEN Also laid to stone pebbles and provides additional off-street parking plus there is a an attractive shrub bed partly above mature railway sleepers. Outside water tap. A pair of double gates open into:

REAR GARDEN A very attractive and secluded rear garden facing west and south which has been landscaped to provide all year-round appeal. Adjacent to the property there is a generous paved patio and pebble feature flanked by exotic planting providing excellent privacy. A sloping path leads between mature shrubs and trees to reveal a large level lawn with many mature trees and shrubs. To one side of this area there is a Pergola with a second paved patio below and an adjoining Rose Garden.





Outbuildings

Outbuildings include **A GARDEN CHALET** This room could make a home/office, studio, fitness room or for hobbies. The exterior has a painted finish with a natural pine interior. There is power and light supplied. Modern **POTTING SHED** in the rose garden and a **LARGE GARDEN SHED** to the side of the chalet.

Additional Information

Council Tax Band: **G £3,309.28** (2021 - 2022)

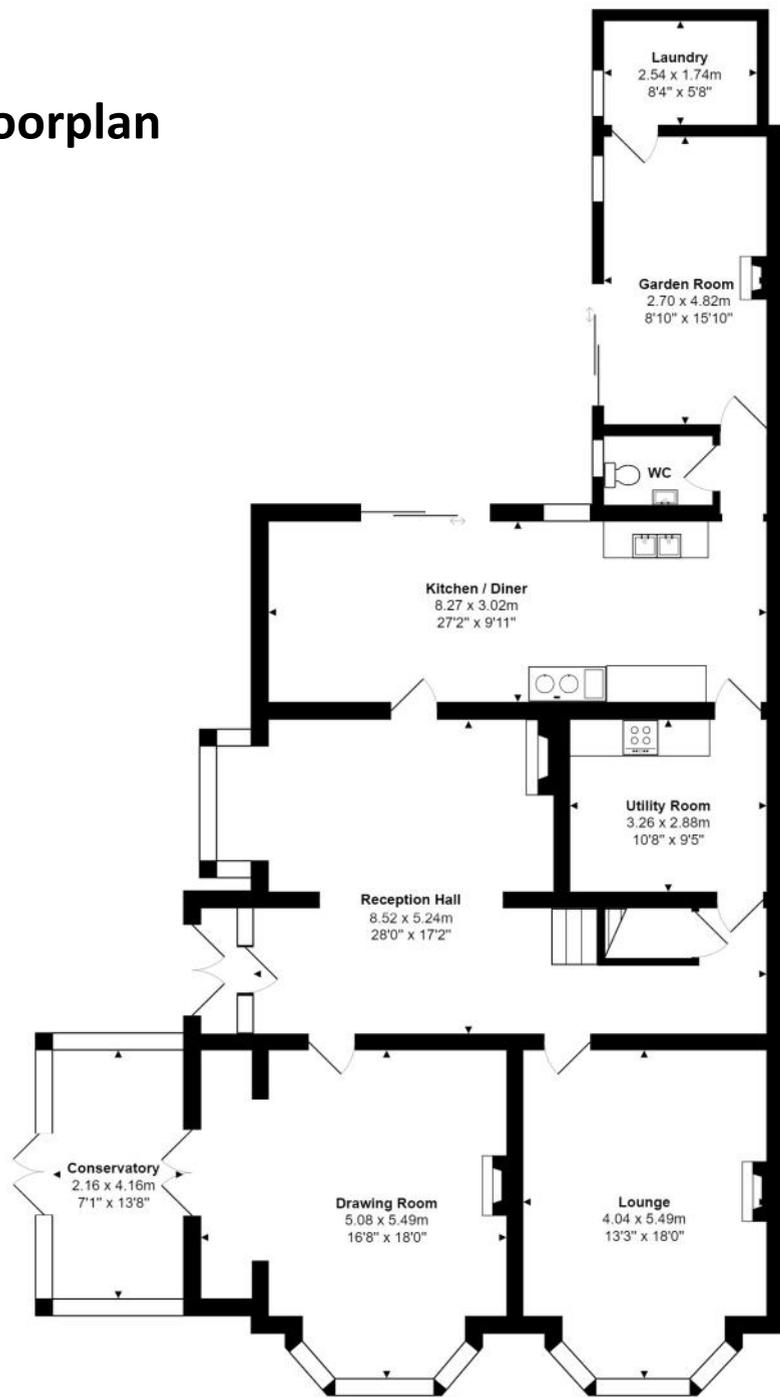
Energy Efficiency Rating: **D**



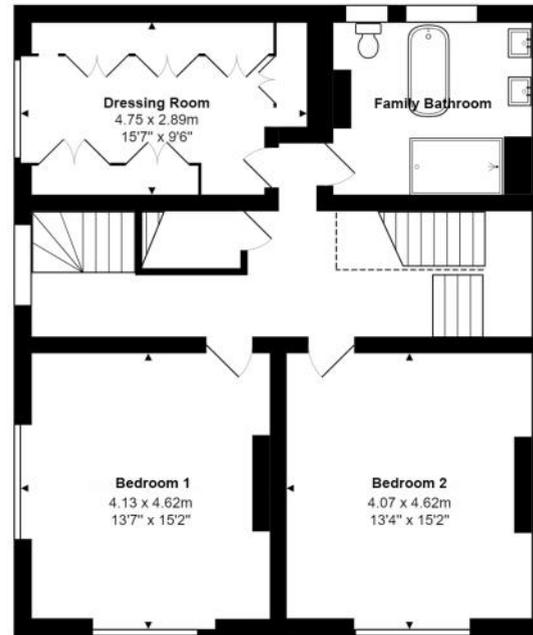
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SELBORNE 5 CHANCELLORS PARK HAS SOCKS WEST SUSSEX BN6 8EY	Energy Rating D
Valid Until 9 July 2031	Certificate Number 0739-3923-4000-0680-7292

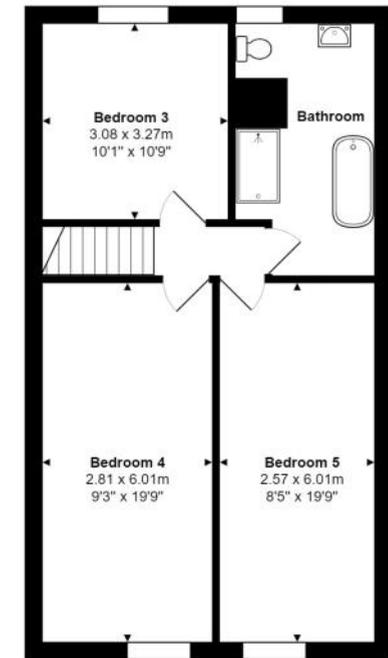
Floorplan



Ground Floor
Area: 156.6 m² ... 1685 ft²



First Floor
Area: 84.3 m² ... 907 ft²



Second Floor
Area: 57.1 m² ... 614 ft²

Total Area: 297.9 m² ... 3207 ft²

All measurements are approximate and for display purposes only
Floorplan produced by DaisEPC



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