



33 The Quadrant

KEYMER | HASSOCKS | WEST SUSSEX | BN6 8BP

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Situation

A well extended semi detached house situated in a quiet village location close to open countryside benefiting from a landscaped rear garden and integral garage

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

Situated along a quiet road popular with families, this extended semi-detached house has been enlarged and greatly improved by the vendors over the years, creating a family space to suit the modern lifestyle. A large and light open plan sitting/dining/kitchen makes up the majority of the ground floor with doors opening out onto the rear landscaped garden. Accessed via the kitchen is a large and useful utility room with space and plumbing for a range of appliances along with a door through to the garage. Stairs lead to the first floor where 3 bedrooms and a modern fitted family bathroom reside. The rear garden is hard landscaped for ease of maintenance with modern raised sleeper beds housing a wealth of plants and shrubs. There is the benefit of a sunroom and timber outside bar with light and power. A paved driveway at the front of the property provides parking for 4 cars and access to the integral garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset sink and drainer
- » Fitted 'Neff' electric oven
- » Inset 'John Lewis' 4 ring electric hob



Bathroom

- » Panelled bath with hand shower attachment
- » Wall mounted shower
- » Low level w.c. suite
- » Modern wash hand basin with drawers under
- » Heated ladder style towel radiator



Specification

- » Wall mounted 'Glow Worm' gas fired boiler located in the garage
- » Large utility room with space and plumbing for a washing machine, dishwasher and fridge freezer
- » Landscaped rear garden

External

The property is approached over a paved driveway with parking for 4 cars flanked on one side by lawn and well stocked shrub and plant beds. Side access to the rear garden is via a covered store. The rear garden is fully paved and bordered by modern raised well stocked sleeper beds. There is the benefit of a sunroom along with a timber outside bar area with light and power.





The Quadrant, Keymer, BN6 8BP

Approximate Gross Internal Area = 102.4 sq m / 1102 sq ft

Garage = 10.8 sq m / 116 sq ft

Total = 113.2 sq m / 1218 sq ft



Transport Links from 33 The Quadrant

Hassocks Train Station	approx. 0.8 miles
Haywards Heath Train Station	approx. 7.7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 28 miles

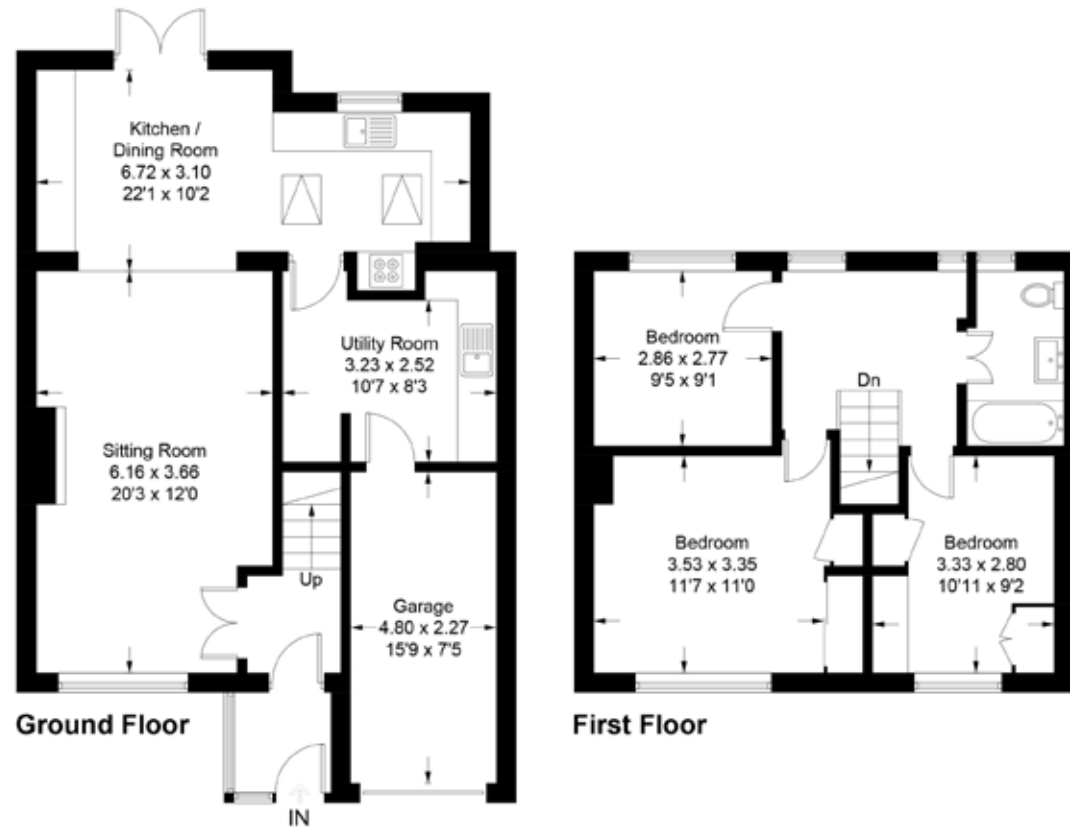


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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