



16a The Quadrant

KEYMER | HASOCKS | WEST SUSSEX | BN6 8BP

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Situation

A unique detached bungalow situated along a popular residential yet quiet road benefiting from open plan accommodation and off-street parking

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 unique bungalow has been converted and much improved by the vendors creating a layout to suit the modern lifestyle. The open plan reception space is wonderfully light and has a range of kitchen units at one end and sliding doors out onto the private decked terrace. A double bedroom with wardrobe cupboard is serviced by a modern shower room. A private decked area resides at the rear of the property with a contemporary pergola over. The block paved driveway to the front of the property provides ample off street parking with a modern low maintenance front garden including a range of large shrubs and shingle areas. There is also the benefit of a large timber garden shed providing external storage.



Overview

Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset electric hob with modern extractor fan over
- » Fitted electric oven
- » Space for fridge
- » Space and plumbing for washing machine

Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Free standing wash hand basin

Specification

- » Wooden flooring throughout the property
- » Private decked area at the rear
- » Off street parking

External

The property is approached over a block paved driveway flanked one side by a modern low maintenance front garden comprising large shrubs and shingle. A decked area with pergola over resides at the rear of the garden along with the benefit of a large timber garden shed.





Transport Links from 16a 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

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

The Quadrant, Keymer, BN6 8BP

Approximate Gross Internal Area = 35.5 sq m / 382 sq ft

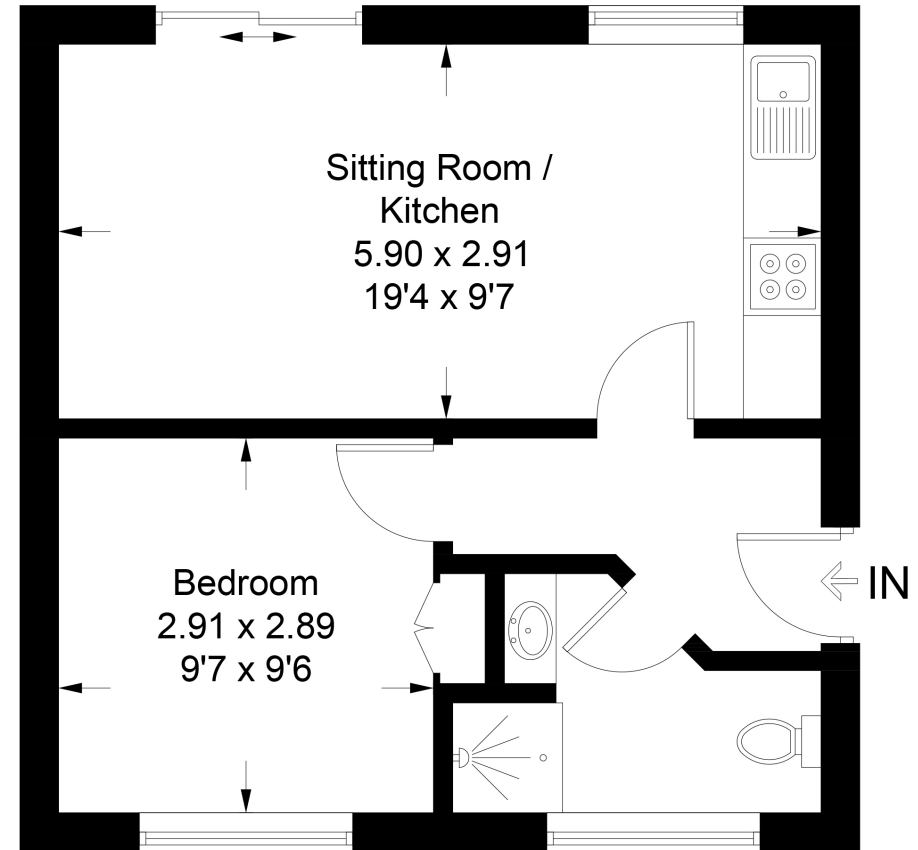


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

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