



8 Stafford Way

KEYMER | WEST SUSSEX | BN6 8QQ

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# Situation

A well maintained and immaculately presented terraced house set in a convenient cul-de-sac a short walk from Hassocks mainline station with a versatile layout landscaped rear west facing garden 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 in a convenient location within Keymer this beautifully presented mid terrace home has been thoughtfully updated over the years to offer stylish versatile living. The former garage has been converted to create a bright and spacious kitchen/dining room fitted with modern units, designed with both functionality and entertaining in mind. The generous sitting room is equally light filled with glazed doors opening directly onto the landscaped rear garden creating a seamless connection between indoor and outdoor living. A further ground floor reception room offers flexibility as a fourth bedroom complemented by a cloakroom/W.C. The first floor offers three double bedrooms and a contemporary family bathroom all presented in immaculate condition. The west facing rear garden has been landscaped in a modern tiered design with a paved patio adjoining the house leading to lawned terraces. The garden enjoys views towards the South Downs while the private driveway to the front offers off street parking for two vehicles.





# Overview

## Kitchen

- » Wall and base units
- » Stainless steel sink and drainer
- » Space for electric oven
- » Tiled splash back
- » Integrated 'Logik' slimline dishwasher
- » Space for fridge

## Bathroom

- » Panelled shower bath with wall mounted shower and glazed screen
- » Pedestal wash hand basin
- » Heated ladder style towel radiator
- » Separate cloakroom/W.C.

## Specification

- » Wall mounted 'Glow Worm' gas fired boiler
- » West facing landscaped rear garden
- » Driveway with off street parking for two cars

## External

The property is approached over a block paved driveway with parking for at least two cars. The rear west facing garden comprises a paved patio adjoining the rear of the property with areas of lawn centred around a focal cherry tree. In the rear corner of the garden is a timber garden shed providing outdoor storage.





## Transport Links from 8 Stafford Way

Hassocks Train Station	approx. 0.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.7 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 25 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.

## Stafford Way, Hassocks, BN6 8QQ

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft

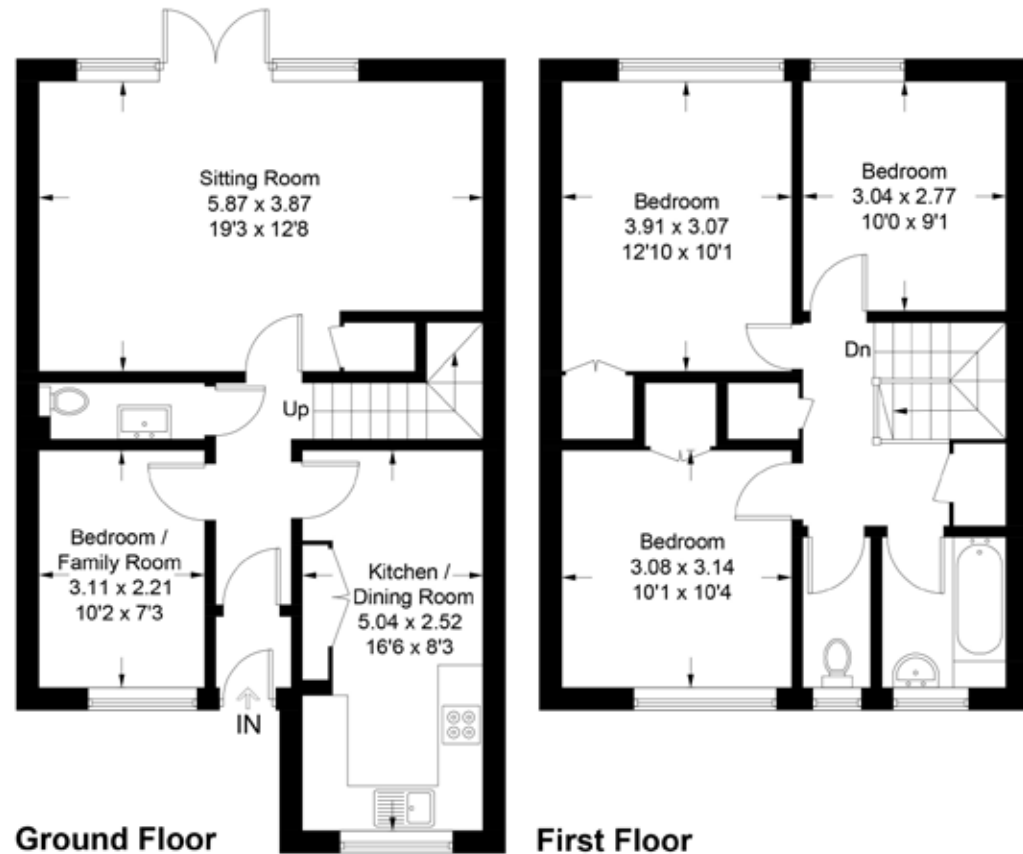


Illustration for identification purposes only, measurements are approximate, not to scale.  
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A buyer is advised to obtain verification from the solicitor.

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