



3 Parkside

KEYMER | WEST SUSSEX | BN6 8BL

Chatt
estates

Situation

An extended and characterful detached family home set within in a peaceful cul-de-sac benefiting from a west facing garden and attached 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.

Occupying a generous plot with a substantial west facing garden, this beautifully extended detached family home built in the early 1970's in an elegant 'Neo-Georgian' style, offers spacious and versatile accommodation arranged over two floors. The ground floor provides an abundance of reception space including an open plan sitting/dining room accessed via the large entrance hall flowing through to the family room with a striking bay window designed to complement the original architecture. The well appointed kitchen lies to the rear of the property connecting to a large and practical utility area with access to the garage. The first floor provides four generous bedrooms and are serviced by both a family bathroom and a separate shower room. Outside, the west facing rear garden is predominantly laid to lawn bordered by richly stocked flower beds and mature shrubs with a paved terrace adjoining the rear of the house, perfect for enjoying the afternoon sun. A further lawn lies at the front of the property along with the driveway providing ample parking for several vehicles and access to the integral garage.



Overview

Kitchen

- » Wall and base units
- » Oak block worksurfaces
- » Inset ceramic sink and drainer
- » Integrated 'Bosch' dishwasher
- » Space for electric cooker
- » Space for washing machine



Bathrooms

First floor bathroom and shower room with fully fitted white suites comprising a panelled bath with hand shower attachment, fully tiled shower cubicles with wall mounted showers and glazed doors, low level w.c. suites and wash hand basins



Specification

- » Gas fired 'Worcester boiler' located in the loft space
- » Integral garage
- » West facing rear garden

External

The property is approached over a large driveway with parking for several vehicles. Side access to the rear garden is via a wrought iron gate where the generous west facing rear garden is predominantly laid to lawn complemented by two paved patio areas and a raised sleeper bed. Well stocked shrub and plant borders frame the space with wide access down the south side of the house. To the front, the property benefits from a substantial private driveway and a single garage.





Transport Links

Hassocks Train Station	approx. 1.3 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.8 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 19 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.

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

Parkside, Keymer BN6 8BL
 Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 151.3 sq m / 1629 sq ft

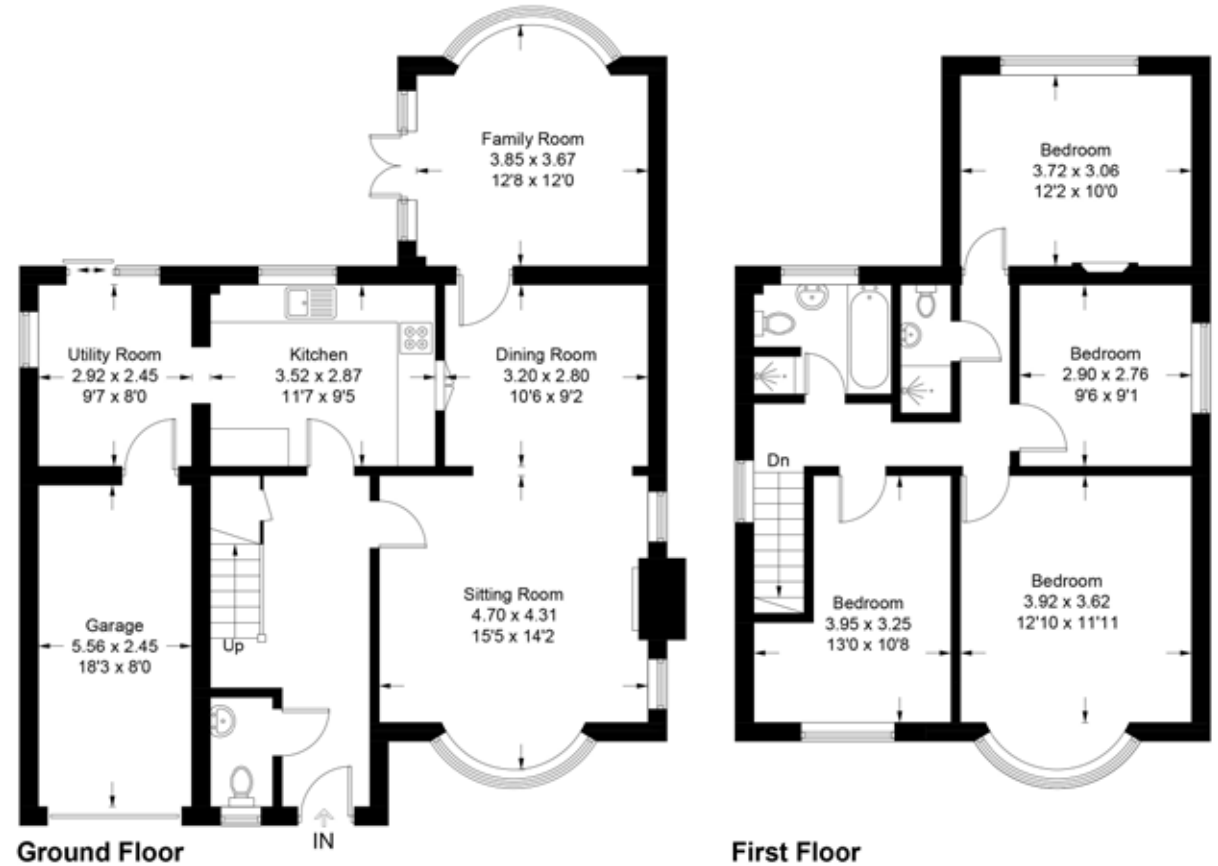


Illustration for identification purposes only, measurements are approximate, not to scale.
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