



48 Adastra Avenue
KEYMER | WEST SUSSEX | BN6 8DR

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Situation

A beautifully extended detached bungalow with a private south facing rear 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.

This beautifully maintained and thoughtfully extended detached bungalow offers well proportioned accommodation arranged to suit practical modern living. The kitchen and dining room are positioned to the rear of the property. The kitchen with oak worksurfaces and a comprehensive range of integrated appliances enjoys views over the south facing rear garden. A generous garden room enhanced by skylights further extends this living space and provides direct access to the garden. The sitting room features an attractive focal fireplace and offers a comfortable reception area, connecting seamlessly to the principal bedroom which benefits from an en-suite shower room. Two further bedrooms are accessed off the hallway, both with fitted wardrobe cupboards and are serviced by a timelessly designed family bathroom. The south facing landscaped rear garden is a particular feature with a substantial paved terrace adjoining the rear of the property, ideal for outdoor entertaining. Beyond lies a central manicured lawn bordered by well stocked shrub and plant beds on either side. A large timber workshop lies at the far end of the garden benefiting from light and power. To the front, the driveway provides off street parking.



Overview

Kitchen

- » Shaker style wall and base units
- » Oak worksurfaces
- » Inset sink and drainer
- » Inset 'Hotpoint' electric hob with extractor fan over
- » Integrated 'Diplomat' electric combination oven
- » Integrated 'Smeg' dishwasher
- » Integrated 'Hotpoint' fridge and freezer
- » Integrated 'Hotpoint' washing machine



Bathrooms

A family bathroom and en-suite shower room benefitting from fully fitted white suites comprising a panelled bath with wall mounted hand shower attachment, fully tiled shower cubicle with wall mounted hand shower attachment, low level w.c. suites, wash hand basins and heated ladder styled towel radiators.



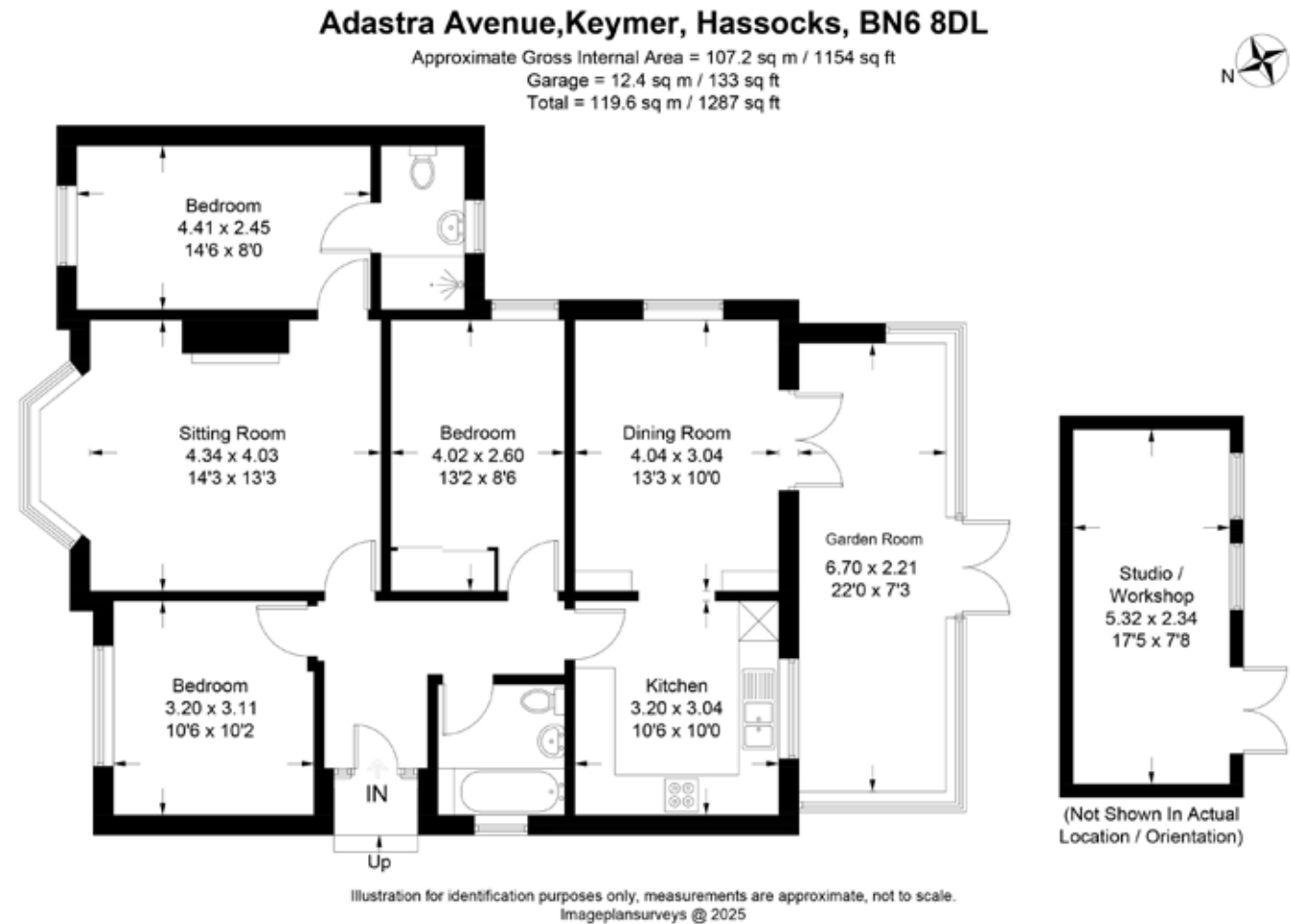
Specification

- » Recently fitted 'Worcester' gas fired boiler located in the loft space (fitted 2024)
- » South facing rear garden
- » Sizable timber garden workshop with light and power

External

The property is approached via a paved pathway leading to the front door with a mature front garden framed by established shrubs sitting alongside the driveway which provides off street parking. Side access to the rear garden is via a timber gate where there is a generous paved terrace that spans the rear of the property. Steps lead down to a central lawn with a pathway leading to a substantial timber workshop at the far end of the garden, benefiting from both light and power. The lawn is bordered on either side by well-stocked shrub and planted beds, complemented by a selection of specimen trees.





Transport Links

Hassocks Train Station	approx. 0.7 mile
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 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.

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34 HIGH STREET, DITCHLING, EAST SUSSEX, BN6 8TA

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