



16a Church Mead

KEYMER | HASOCKS | WEST SUSSEX | BN6 8BN

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# Situation

An individual and spacious detached house boasting highly versatile accommodation set in a popular and convenient location with a large private south facing garden and a driveway for 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 prominent and highly convenient position in the heart of Keymer, this split-level unique home offers an exceptional level of versatility with accommodation arranged over two floors. Designed with maximising light, the property features an impressive double aspect sitting/dining room with sliding doors opening directly onto the rear garden complemented by further generous living space on the ground floor. Here the large kitchen/dining room with electric underfloor heating leads seamlessly into a wonderfully bright triple aspect garden room also overlooking the south facing garden. A practical utility room and a ground floor bedroom/office serviced by a shower room adds to the home's flexibility. The first floor hosts three well proportioned bedrooms and a modern en-suite bathroom. All the bedrooms benefit from fitted wardrobe cupboards. The rear garden enjoys exceptional privacy and a sunny southerly aspect with a paved terrace adjoining the house and a lawn dotted with mature apple trees. To the front, a paved driveway offers parking for two vehicles and access to the integral garage.



# Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset 'AEG' 4 ring gas hob with extractor fan over
- » Integrated 'AEG' electric oven
- » Tiled floor with electric underfloor heating



# Bathrooms

## Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Fitted electric hairdryer
- » Tiled floor



## Bathroom

- » Panelled shower bath with centre mounted taps
- » Wall mounted shower
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under



# Specification

- » Wall mounted 'Vaillant' gas fired boiler
- » Photovoltaic solar panels
- » Electric underfloor heating in the kitchen
- » Useful utility room
- » South facing rear garden
- » Driveway providing off street parking for two cars
- » Integral garage



# External

The property is approached via a paved driveway providing parking for several vehicles with steps rising to the front door on one side. A timber side gate offers access to the rear garden where a paved patio adjoins the house and provides an ideal spot for outdoor dining. Steps lead up to a generous expanse of lawn interspersed with a handful of mature apple trees and bordered by established shrubs and hedgerow.





## Transport Links

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

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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.

## Church Mead, Keymer, Hassocks, BN6 8BN

Approximate Gross Internal Area = 148.6 sq m / 1599 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 160.7 sq m / 1729 sq ft



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

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