



3 Shepherds Walk
HASSECKS | WEST SUSSEX | BN6 8EA

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Situation

A well extended and spacious detached family house, situated in a residential area popular with families benefiting from a south facing private 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.

Having been the subject of an extensive programme of extension and renovation over the past 6 years both internally and externally by the current vendors, this impeccably presented family house boasts balanced accommodation over 2 floors. 2 sizable reception rooms reside on the ground floor with the light sitting room having a modern open fireplace and the dining room looking out over the rear garden and benefiting from underfloor heating. The kitchen also has underfloor heating and a range of luxury integrated appliances along with quartz worksurfaces and a breakfast bar. Leading off the kitchen is a useful utility room. Stairs lead to the first floor where there are 4 bedrooms and a modern fitted family bathroom. The master bedroom is of particular note with a fitted shower cubicle along with fitted wardrobe cupboards along one wall with integrated dressing table and vanity sink. The recently landscaped private rear garden is predominately laid to lawn with a sizable paved patio adjoining the rear of the property bordered by mature hedgerow. A sweeping driveway to the front of the property provides parking for 4 cars and access to the garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Quartz worksurfaces and breakfast bar
- » 2 inset sink basins
- » 2 integrated 'Neff' electric ovens and warming drawer
- » Fitted fridge freezer
- » Integrated 'Bosch' dishwasher
- » Ceramic tiled floor with underfloor heating

Bathroom

- » Panelled bath with wall mounted shower and glazed screen
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Ceramic tiled floor

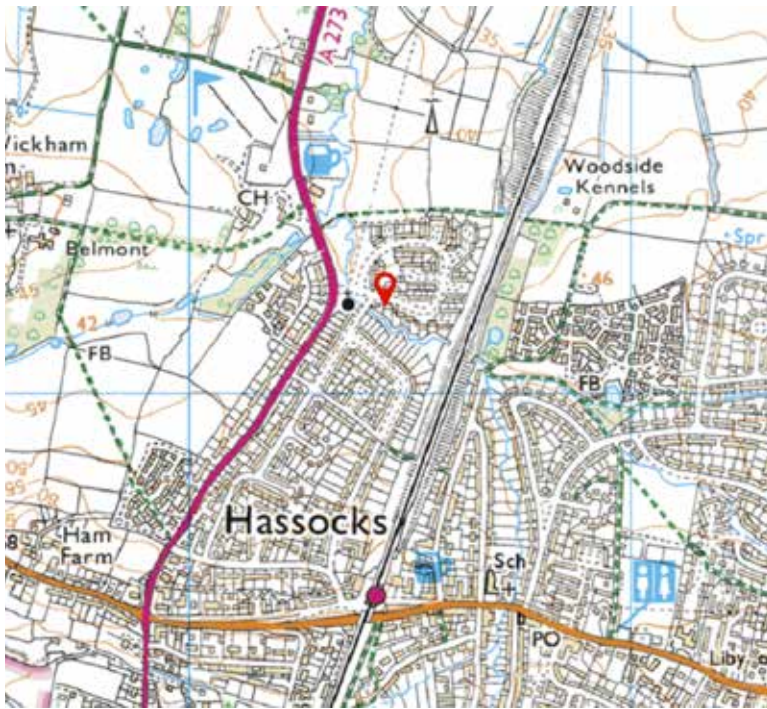
Specification

- » Wall mounted 'Worcester' gas fired boiler located in the utility room
- » Electric underfloor heating to the kitchen/breakfast room and dining room
- » Recently landscaped private south facing rear garden

External

The property is approached over a tarmacadam driveway with parking for 4 cars with an area of lawn and hedgerow to one side. Access to the rear garden is via a timber gate where a curved paved patio adjoins the rear of the property to an expanse of lawn bordered on all sides with established hedgerow. There is also the benefit of a timber garden shed.



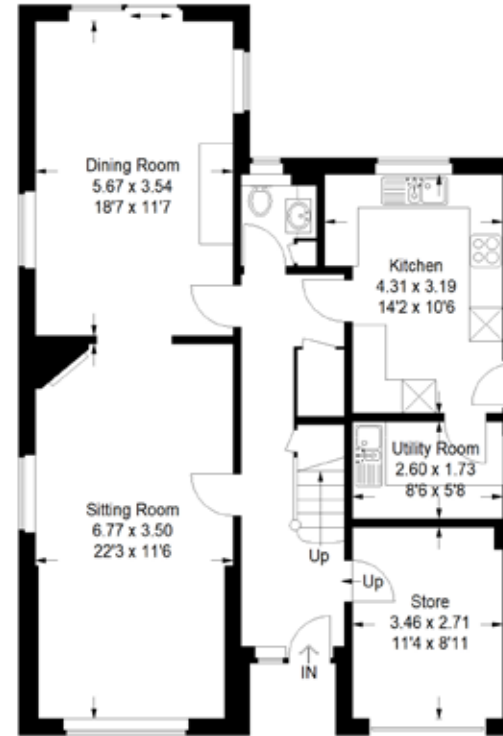


Transport Links

Hassocks Train Station	approx. 0.7 miles
Haywards Heath Train Station	approx. 6.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.2 miles
Gatwick Airport	approx. 26 miles

Consumer protection from unfair trading regulations 2008

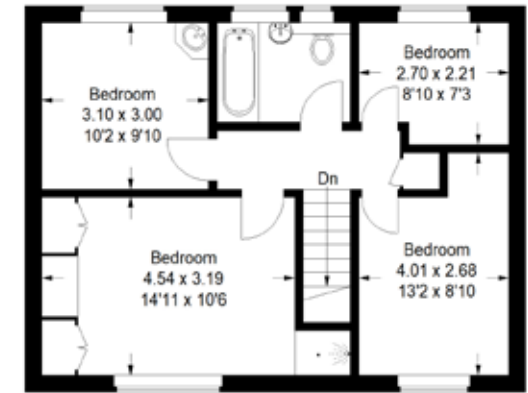
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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



Ground Floor

Shepherds Walk, Hassocks, BN6 8EA

Approximate Gross Internal Area
143.4 sq m / 1543 sq ft



First Floor

Illustration for identification purposes only. measurements are approximate, not to scale.
Imageplansurveys @ 2021

A buyer is advised to obtain verification from the solicitor.

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