



Priory Road

Hassocks, West Sussex, BN6 8PS

MARCHANTS

Priory Road

A well-presented semi-detached house with three bedrooms and a good size rear garden. The property has benefitted from a new roof, re-wiring and gas central heating was installed in 2021. Other features include a modern kitchen/diner and bathroom, built-in wardrobes, garage plus off-street parking and window shutters.

Offers in the region of £500,000

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

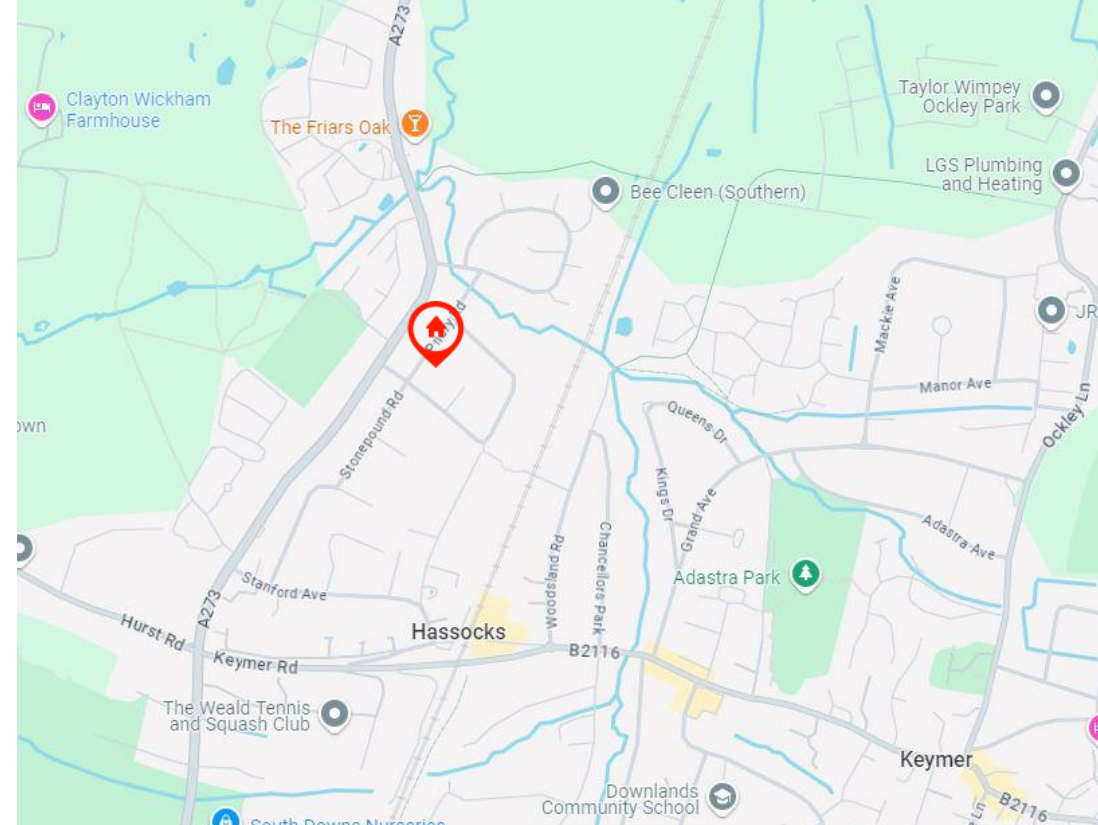
www.marchantsestateagents.co.uk

Features

- Semi-Detached House
- Three Bedrooms
- Kitchen/Diner
- Well Presented
- Garage Plus Parking Area
- Good Size Rear Garden
- Convenient for Station
- Close to Country Walks



The property is a short walk to the local Friars Oak Public House and countryside walks.



Location

Priory Road is located on the west side of the village which can be reached by a footpath nearby. Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

- Hassocks Station (0.4 miles)
- Burgess Hill (2.4 miles)
- Brighton (8.4 miles)
- Gatwick Airport (18.6 miles)

Accommodation

Canopied porch with ceramic tiled step and PVCu entrance door.

HALLWAY Wood laminate floor, radiator, cupboard under the stairs, stairs rising to first floor.

LIVING ROOM A bay window facing west. Tiled open fireplace, radiator, TV point, (satellite connection), window shutters, dimmer light switch.

KITCHEN/DINER Overlooking the rear garden and fitted with ivory colour wood grained cabinetry comprising a U-shaped worktop with a range of cupboards and drawers under. Wall mounted cupboards and display shelves, open fronted cupboard with space inside suitable for a fridge/freezer. Ceramic tiled splash areas, one and a half bowl stainless steel sink, recessed downlights, ceramic tiled floor. Appliances include 'Bosch' electric oven with a 'Lamona' ceramic hob over. Space for slimline dishwasher and space for washing machine. Radiator, electric under floor heating., double glazed patio doors to rear garden, PVCu door to driveway.





FIRST FLOOR LANDING Built-in cupboard housing a 'Worcester' gas Combi boiler for central heating and domestic hot water. Hatch to part boarded loft with electric light and accessed by an aluminium loft ladder.

BEDROOM ONE A west facing room with built-in double wardrobe, radiator and window shutters.

BEDROOM TWO An east facing room with built-in double wardrobes, radiator and window shutters.

BEDROOM THREE A west facing room with radiator and window shutters.

BATHROOM Fitted with a modern white suite comprising a shower bath with a thermostatic adjustable and rain shower fittings, mixer taps and glass shower screen. Pine unit with shelves, drawer and onset wash basin having a mixer tap/pop-up waste. Close coupled W.C., ladder style towel warmer, partially ceramic tiled walls, recessed downlights, extractor, obscure window with roller blind. Wood laminate floor.



Garden and Patio Area

FRONT GARDEN The garden is laid to block paving providing off-street parking and edged by railway sleeper troughs. A double width shared driveway leads to;

DETACHED GARAGE Power supplied, PVCu side door to rear garden and up and over door.

REAR GARDEN A good size garden measuring approximately 76'6" (23.32m) x 26'6" (8.08m) There is a spacious lawn, shrub beds, water tap, outside light, power point, side gate to driveway and a good-sized paved patio ideal to catch the afternoon Sun. Timber Garden shed.

Additional Information

Council Tax Band: D

Please note the EPC was carried out before the updates.

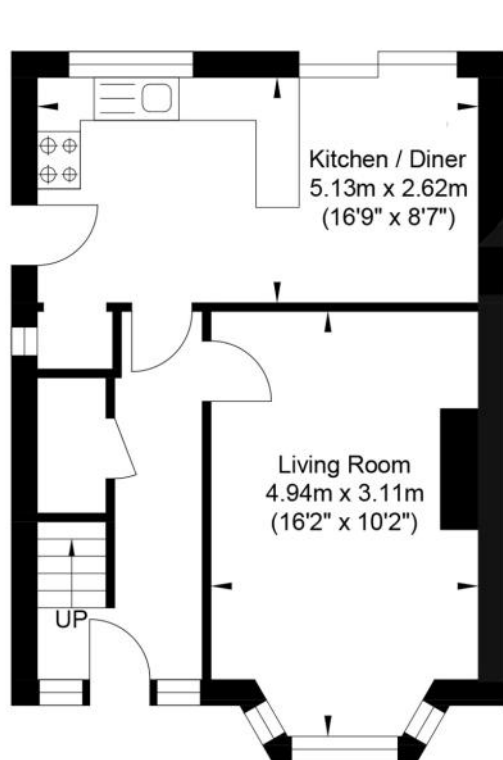
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		35
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



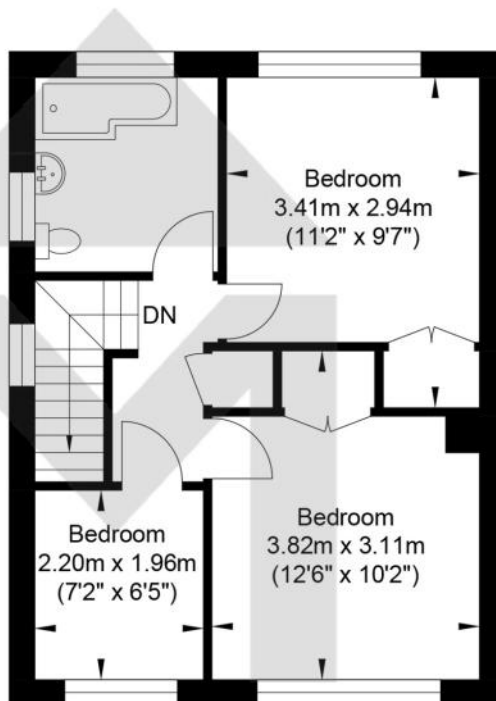


Floorplan

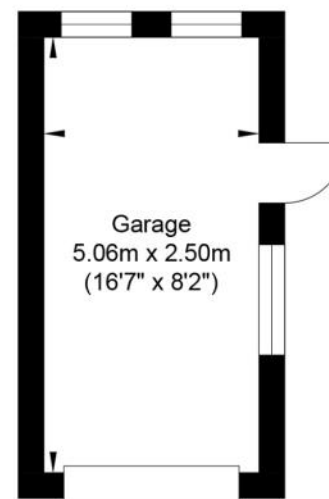
PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.
4899/14PRIROA/PG/MMXXV1026



Ground Floor
Approximate Floor Area
398.69 sq ft
(37.04 sq m)



First Floor
Approximate Floor Area
389.54 sq ft
(36.19 sq m)



Garage
Approximate Floor Area
136.16 sq ft
(12.65 sq m)



MARCHANTS

Approximate Gross Internal (Excluding Garage) Area = 73.23 sq m / 788.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk

