



The Quadrant

Hassocks, West Sussex, BN6 8BP

MARCHANTS

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A 1930's semi detached three-bedroom house, in need of updating yet a fine example of a traditional family home, set in an ideal location, close to short cuts through Adastra park and with proximity to schools and local countryside. South facing rear garden and detached garage.

£475,000

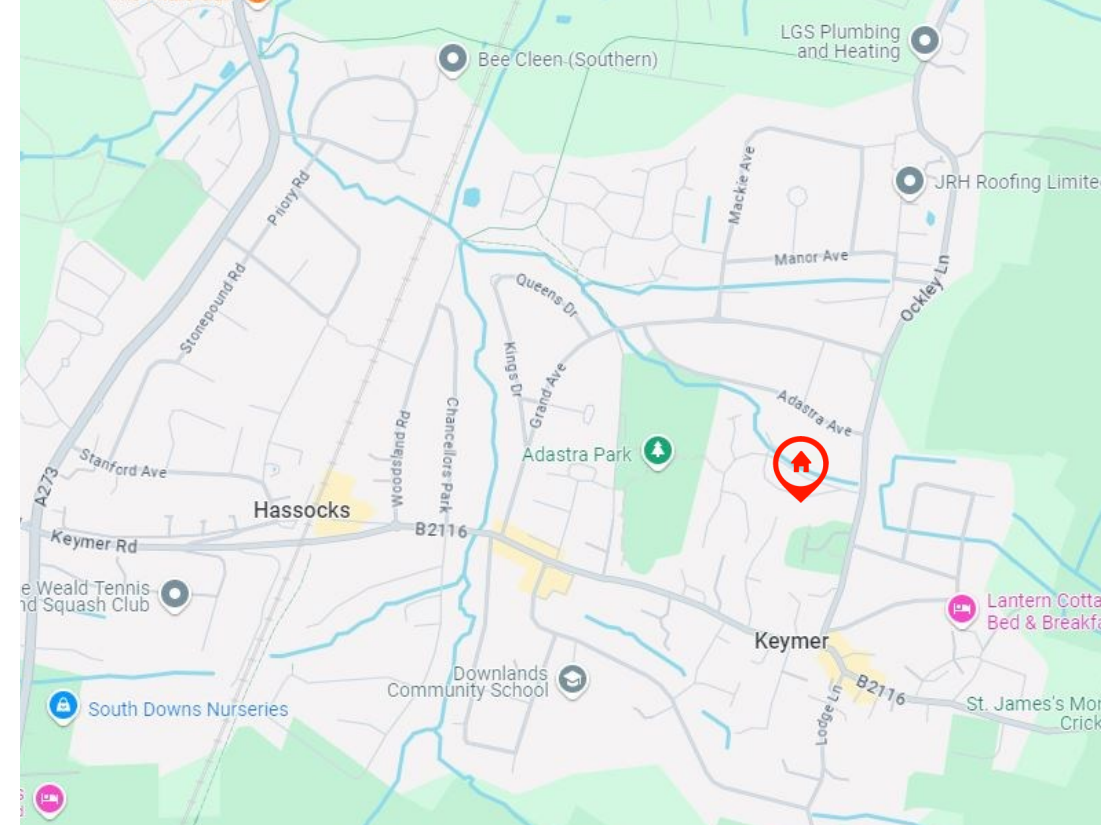
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Features

- 1930's Semi-Detached House
- Three Bedrooms
- Living/Dining Room
- South Facing Rear Garden
- Potential to Extend (STNC)
- Ideal Project
- Garage
- Close to Park and Countryside



Location

The Quadrant is a sought after residential road away from busy traffic and popular with families being situated between Adastra Park and open countryside via Ockley Lane. 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 (0.7 miles)
- Burgess Hill (2.3 miles)
- Brighton (8.8 miles)
- Gatwick Airport (18.9 miles)



Stunning views of the South Downs from nearby fields, Hassocks.

Accommodation

Canopied entrance porch, outside lantern light, into PVCu door with obscured glazed side panels.

HALLWAY Radiator, fitted wall coat hooks, telephone connection, wall mounted mirror. Understairs cupboard, internal light and housing the electricity consumer unit and meter. Stairs Rising to First Floor.

LIVING/DINING ROOM A North front aspect bay window, with a view of the garden. Radiator, television connection, fireplace with stone hearth, back plate and wooden surround and mantel, fitted modular furniture to include cupboards and shelving into recess area.

DINING AREA Fitted modular cabinets and shelving, radiator, PVCu double doors into;

CONSERVATORY PVCu and glazed construction, with light and power, double sliding doors onto patio.

KITCHEN A galley area with country farmhouse style wooden cabinetry to include, base and wall mounted units, with under unit lighting. Laminated worksurface over and inset stainless steel sink, drainer and mixer tap. Spaces for freestanding gas cooker, dish washer, washing machine and fridge freezer. Wall mounted 'Ideal Classic' boiler. Ceramic tiling to splash back areas, laminate wood effect flooring. PVCu door to enclosed lobby.

CLOAKROOM W.C., with back cistern, wall mounted hand basin, obscured glazed window. PVCu door to rear garden.





FIRST FLOOR Window on staircase, onto a spacious **LANDING** Hatch to loft, built in cupboard with slatted shelving and housing the hot water cylinder and heating controls.

BEDROOM ONE A north front aspect bay window, three built in double wardrobes, built in drawers with a dressing table worksurface over, radiator. Wall mounted mirror, TV connection aerial.

BEDROOM TWO A south aspect, view of the rear garden, built in triple wardrobe, radiator.

BEDROOM THREE A front aspect, built in cabinets and drawers with fitted worksurface over and wall mounted shelving. Radiator.

BATHROOM A white suite comprising, panel enclosed bath with mixer taps, thermostatic shower apparatus over. Fitted vanity unit incorporating a W.C., and inset hand basin. Wall mounted medicine cabinet with shaver point above. Radiator, fully ceramic tiled walls and laminate flooring.



Garden and Patio Area

FRONT GARDEN Laid to lawn with established shrubs and pathway to front door.

Double width shared **DRIVEWAY**, gas and electric meter cabinets, outside tap and timber gate to rear access.

Detached **GARAGE** Up and Over door, light and power, side door to garden.

REAR GARDEN Measuring 100' (30.48m) by 26'6 (8.08m) with a southerly aspect, crazy paved patio area, low walled raised flower bed with established shrubs, stepping stones to glazed greenhouse, and timber shed (in need of repair). Rear gateway leading to the twitten with direct access through to Ockley Lane or through to Clerks Acre.



Additional Information

Council Tax Band: D

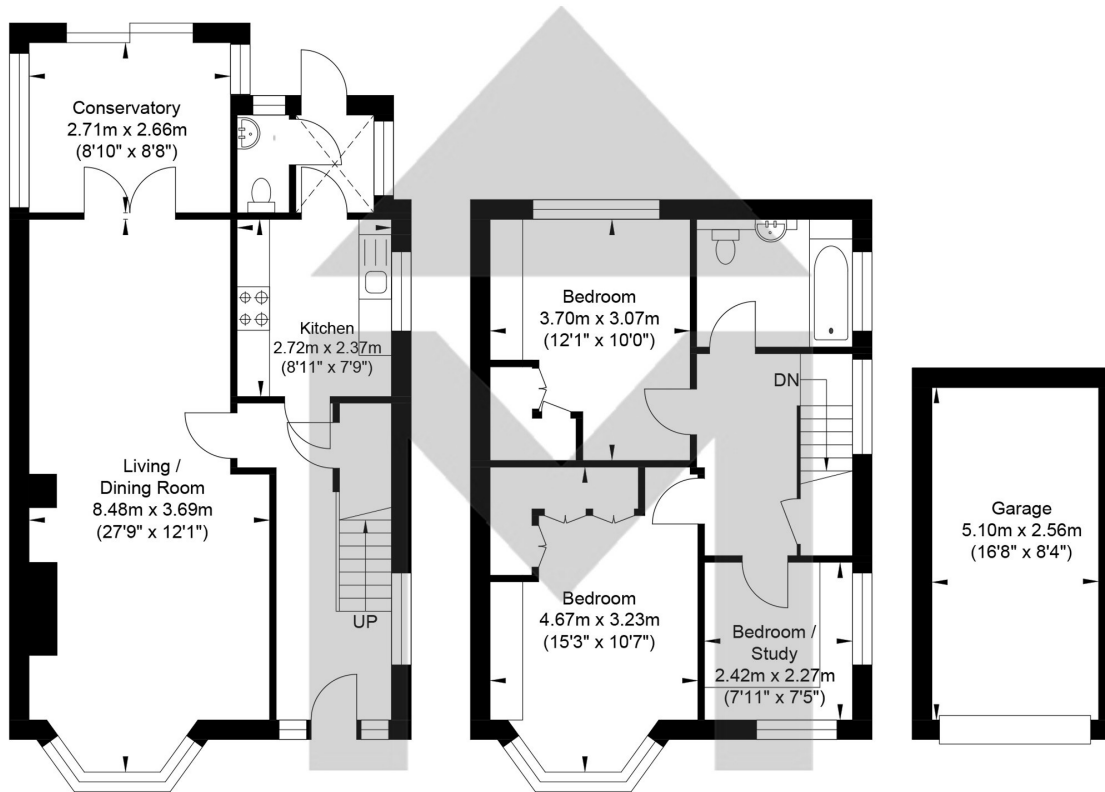
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	





Floorplan

The Quadrant



Ground Floor
Approximate Floor Area
602.67 sq ft
(55.99 sq m)

First Floor
Approximate Floor Area
474.58 sq ft
(44.09 sq m)

Garage
Approximate Floor Area
140.57 sq ft
(13.06 sq m)

Approximate Gross Internal (Excluding Garage) Area = 100.08 sq m / 1077.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.
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