

MARCHANTS



BARTON WAY, HAS SOCKS, WEST SUSSEX, BN6 8FR



A nearly new semi-detached house with two bathrooms and a ground floor cloakroom, the spacious kitchen/diner has luxury white goods and glazed doors leading out to the rear garden. Other benefits include triple glazing, 'Ideal' gas boiler for central heating, EV charger and solar panels to reduce energy consumption. Available on a **12 month tenancy** from **November 2025**.

- Semi-Detached House
- Three Bedrooms
- Family Bathroom & Ensuite
- South Facing Rear Garden
- Own Driveway with EV Charger
- Appliances Includes and Solar Panels to reduce bills
- Located Close to Countryside and 1 mile from Station
- Available From November 2025



£2,100 PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE

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Marchants Lettings: Marchants Limited, Registered in England & Wales company number 04702251 with registered office being at 1 Keymer Road, Hassocks, West Sussex, BN6 8AE.

LOCATION

Situated on the brand-new Ockley Park development this beautifully maintained property is ready to occupy. Hassocks provides an excellent range of shops, schools for all ages plus nearby Hurstpierpoint College and Burgess Hill Schools for girls if private education is preferred. Hassocks also boasts an excellent range of shops and eateries plus a main line railway station linking Brighton to London in less than an hour.

PROPERTY DESCRIPTION

A canopied porch, PVCu front door with outside light beside and doorbell. **ENTRANCE LOBBY** LVT flooring throughout the ground floor, built-in cupboard housing consumer unit and FFTP connection.

The property has a bright and airy open plan **LIVING ROOM** with double radiator and overlooking the front aspect. Stairs to first floor.

CLOAKROOM Pedestal wash basin, W.C., tiled splash area, radiator with space for furniture.

KITCHEN/DINER Overlooking the rear garden and fitted with white gloss furniture comprising a full length L-shape worktop with inset one and a half bowl stainless steel sink. An excellent range of base cupboards, drawers, wall mounted cupboards and pull out larder. 'Ideal logic' combi gas boiler for central heating and water heating. Integrated 'Electrolux' appliances include electric oven with four burner gas hob, glass back plate and extractor hood over. Fridge/freezer and dishwasher. Double radiator. Utility cupboard housing Zannussi washing machine. PVC double doors opening to rear garden.

FIRST FLOOR LANDING Radiator, hatch to loft (not for tenants use). Central heating thermostat. Carpeted throughout first floor except the bathroom/ensuite.

BEDROOM ONE Overlooking the front. Radiator. Door to; **EN SUITE SHOWER ROOM** Fitted with a tiled shower enclosure having a thermostatic shower and glass access door. Pedal wash basin, W.C., towel warmer, electric shaver point, LVT flooring, recessed downlights, ceramic tiled toiletry shelf.

BEDROOM TWO A double bedroom overlooking the rear garden. Radiator.

BEDROOM THREE A single bedroom overlooking the rear garden. Radiator.

BATHROOM Fitted with a white suite comprising bath with mixer taps, pedestal wash basin, W.C, electric shaver point, ladder style towel rail, half ceramic tiled walls, ceramic tiled toiletry shelf, LVT flooring and recessed downlights.

Outside

FRONT Small herbaceous boarder. Generous own driveway with space for at least 2 cars with an EV charging point. Space for bins, wall mounted electric and gas meter cupboards. Gate to;

REAR GARDEN Being well enclosed by 6-foot panel fencing, paved patio for outside entertaining, lawn which has been newly laid, small shed and water tap.

TENANCY DETAILS

AVAILABLE ON A 12 MONTH TENANCY

HOLDING DEPOSIT - £200 (or equivalent to 1 weeks rent if less)

TENANCY DEPOSIT - £2,423.00 (equivalent to 5 weeks rent)

AVAILABLE FROM - November 2025

ADDITIONAL INFORMATION

BROADBAND TYPE - FFTP

UTILITIES - MAINS

RESTRICTIONS/RIGHT OF WAYS/EASEMENTS/FLOOD RISKS - TBC

ENERGY EFFICIENCY RATING: A

COUNCIL TAX BAND: C

BARTON WAY, HASSOCKS, WEST SUSSEX, BN6 8FR



FLOORPLAN

3 BEDROOM HOME, TOTAL 972 sq. ft. / 90.30 sq. m.

EXAMPLE STYLE BUT ARRANGMENT MAY VARY



GROUND FLOOR

Kitchen/Dining Room

5.07m × 3.78m 16'8" × 12'6"

Living Room

4.17m max. × 3.43m 13'8" max. × 11'3"



FIRST FLOOR

Bedroom 1 max.

4.03m × 4.03m 13'3" × 13'3"

Bedroom 2

3.47m × 2.15m 11'5" × 7'1"

Bedroom 3

2.91m max. × 2.83m 9'7" max. × 9'4"

TO APPLY, PLEASE GET IN TOUCH.

PLEASE NOTE: All tenancies made from 01/08/2025 likely be subject to changes of the renters reform bill. Internal photographs must not be taken without the permission of the agent or the landlord. 49206/41BAR/PG/MMXXV1106

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