



Brighton Road

Hassocks, West Sussex, BN6 9NH

MARCHANTS

Brighton Road

A well-appointed four-bedroom four reception home, set back from the road with a driveway for several vehicles. The property is within a 5-minute walk of Hassocks Mainline station and within proximity to the amenities the village of Hassocks has to offer.

£700,000

MARCHANTS

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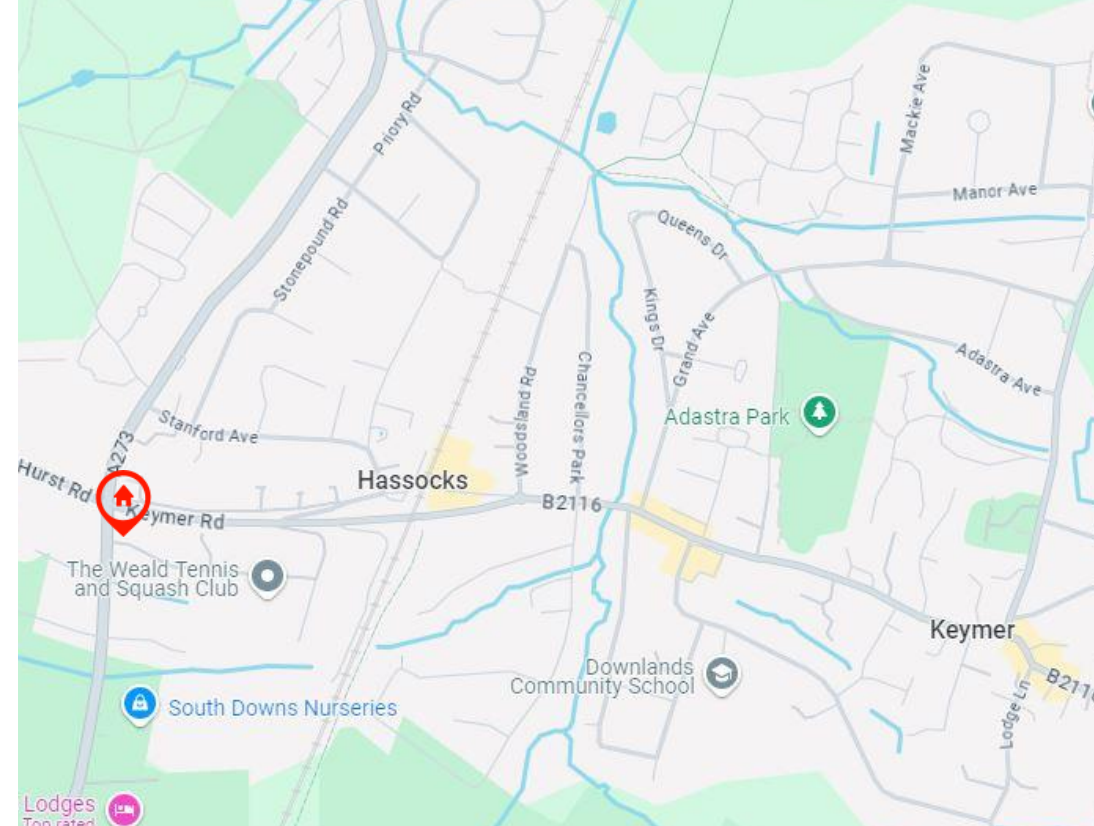
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Features

- Detached House
- Four Bedrooms
- Four Reception Rooms
- Modern Kitchen
- Central Heating
- Double Glazed
- Close to Mainline Station
- Off Street Parking for Several Vehicles



Nearby countryside with views of the South Downs.



Location

Brighton Road is a within easy reach of Hassocks high street with its many day to day shops, bistro cafés, takeaway food outlets, modern health centre, children's nurseries and excellent schools for all age groups. The popular South Downs Garden Centre and the Weald tennis and squash club are both within a short stroll of the property. Surrounding the area is an abundance of stunning countryside and views of the South Downs national park.

- Hassocks Station (0.3 miles)
- Burgess Hill (2.7 miles)
- Brighton (7.9 miles)
- Gatwick Airport (18.9 miles)

Accommodation

Composite door into Hallway. Door to **RECEPTION** A double aspect room, radiator, TV aerial.

Timber and glazed panel door through to **LIVING ROOM** Radiator. Open Archway into **DINING AREA** Pine timber panelled wall, radiator, double glazed sliding door leading to the patio and rear garden.

Timber and glazed panelled door **STUDY/BREAKFAST ROOM** Radiator and laminate wood floor, view to the rear garden. Door to;

KITCHEN Fitted with modern cabinetry in a muted grey tone with under unit lighting, comprising drawers, base and wall mounted units with pull out storage shelving, tall larder cabinet. Laminate worksurface with inset 'Zanussi' ceramic hob and extractor over, built in 'Hotpoint' double oven, inset stainless steel sink and pine plate rack over, view over the rear garden. Spaces for dishwasher, washing machine, free standing fridge freezer. Further built in cupboard housing the 'Ideal Mexico' floor mounted boiler. PVCu door leading to the patio and rear garden beyond.

INNER HALLWAY Built in storage shelving, wall mounted room thermostat, radiator, stairs rising to first floor. Door to **CLOAKROOM** W.C., and wall mounted hand basin.





Door to **RECEPTION FOUR** Radiator, wall lights, and cupboard housing the gas meter.

FIRST FLOOR LANDING Built in cupboard, with slatted shelving and housing the hot water cylinder.

BEDROOM ONE A double aspect room of good size, radiators, wall lights, built in quadruple wardrobes.

BEDROOM TWO A front aspect, radiator.

BEDROOM THREE Rear aspect, radiator and hatch to loft.

BEDROOM FOUR Rear aspect, radiator and built in wardrobes.

BATHROOM A white suite comprising corner bath with taps and separate hair rinse attachment. Pedestal hand basin, close coupled toilet, radiator, vinyl flooring, ceramic tiling to splash back areas.

Accommodation continued

SIDE ACCESS Gated area from front, Door to storage area with electricity meter and consumer unit.

FRONT GARDEN Driveway for several vehicles, raised boundary shrubs, a section laid with pea beech and stone planters.

REAR GARDEN External light and water tap. Block paved, flower beds and specimen trees, timber pergola, leading to a PVCu **CONSERVATORY GARDEN ROOM** with power and light.

Additional Information

Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

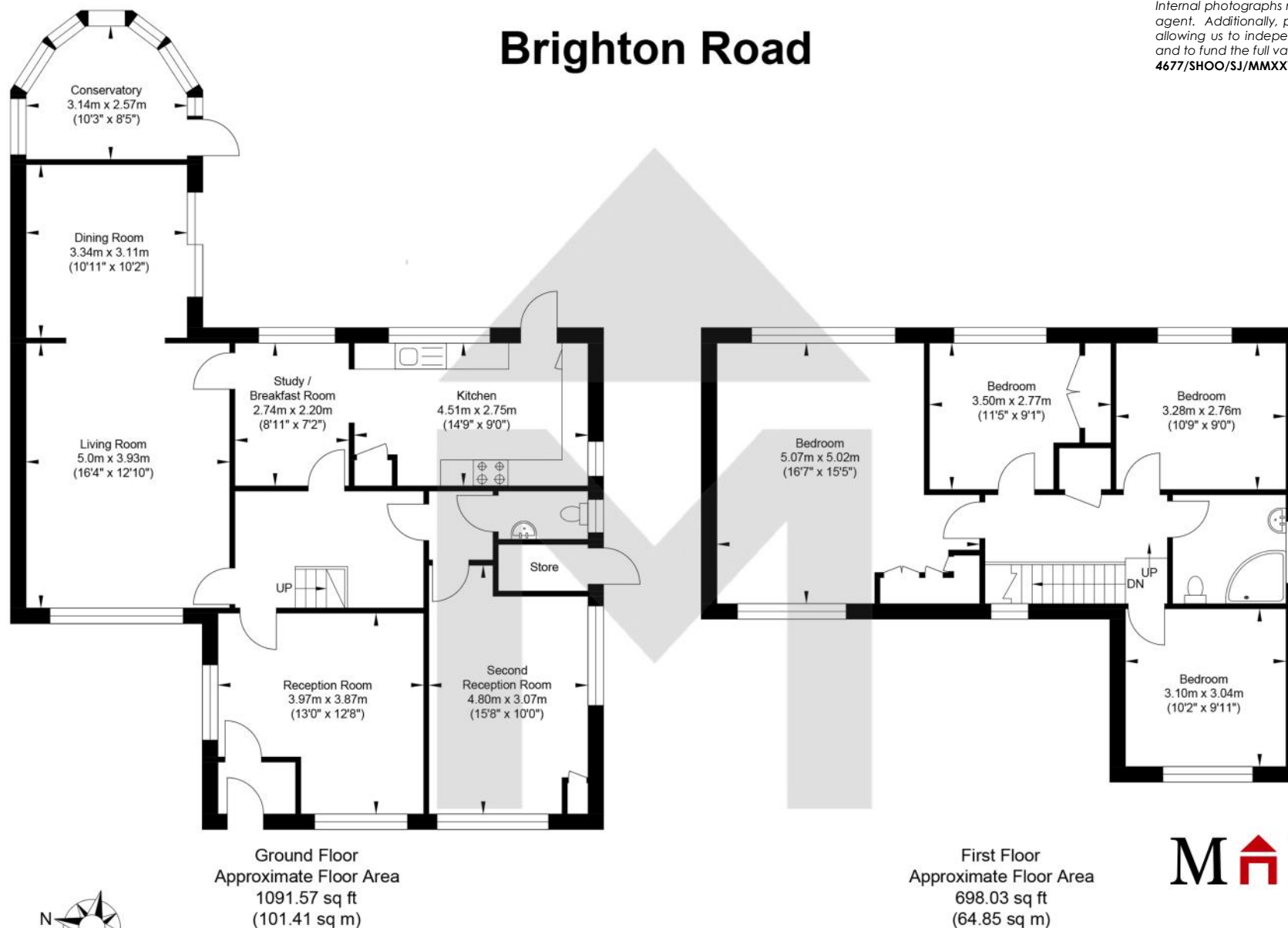




Floorplan

Brighton Road

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.
4677/SOHO/SJ/MMXXV1104



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Approximate Gross Internal Area = 166.26 sq m / 1789.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.