



Kings Drive

Hassocks, West Sussex, BN6 8DZ

MARCHANTS

Kings Drive

A modern individual detached bungalow situated in a very popular and convenient location. Features include a modern kitchen/diner, two double bedrooms, bathroom with shower cubicle, solar water heating as well as gas central heating (boiler installed 2024), double glazing, east/south aspect rear garden and off-street parking.

£525,000

MARCHANTS

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

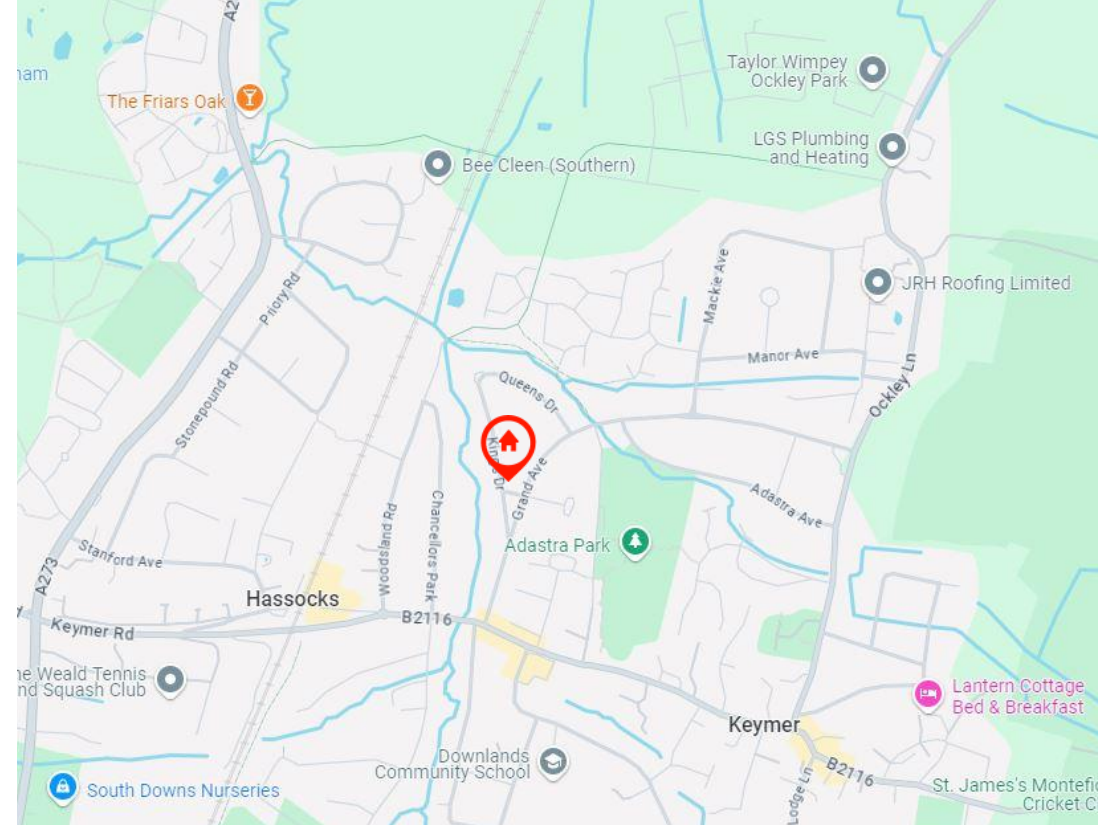
www.marchantsestateagents.co.uk

Features

- Detached Bungalow
- Two Double Bedrooms
- Large Kitchen/Diner
- Solar Panels for Water Heating
- Enclosed Rear Garden
- Close to Village Centre
- Off Street Parking
- No Onward Chain



Adastra Park just a short walk from the property.



Location

Kings drive is located just off the southern end of Grand Avenue being only a few hundred yards from shops. 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, nurseries 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 (2.5 miles)
- Brighton (8.8 miles)
- Gatwick Airport (19.1 miles)

Accommodation

PVCu front door having a stained-glass panel.

HALLWAY A spacious area with radiator, electric consumer unit, digital central heating programmer, built-in cupboard housing a 'Logic max' gas central heating boiler (installed 2025).

LIVING ROOM A double aspect room having a bay window with vertical blinds, radiator, two wall lights, central heating thermostat.

KITCHEN/DINER A double aspect room overlooking the rear garden which is accessed by a pair of PVCu double glazed doors. There is an excellent range of cream coloured kitchen furniture comprising a generous L-shaped worksurface with inset sink having a vegetable drainer and mixer taps. Good range of base cupboards and drawers under. Range of wall cupboards and cupboard unit housing the oven. Appliances include a double electric oven and grill, 'Beko' fridge/freezer, 'Beko' dishwasher, 'Hotpoint' washing machine, gas hob with chimney style extractor over, radiator, telephone point, wood laminate flooring, ceramic tiled splash area, vertical blinds.





BEDROOM ONE Window having an outlook over the rear garden plus a high-level window. Radiator, built-in wardrobes enclosed by mirror sliding doors and having a hot water tank supplied by the solar panels. Two wall lights.

BEDROOM TWO A double bedroom with radiator, vertical blinds, hatch to part boarded loft with electric light and accessed by an aluminium ladder.

BATHROOM Fitted with a modern white suite comprising bath with mixer taps/hair rinse shower and having a ceramic tiled splashback. Glazed and ceramic tiled shower cubicle with thermostatic shower, folding seat and hand grips. Pedestal wash basin with mirror over, close coupled W.C., ladder style towel warmer, electric shaver point, medicine cabinet, vinyl flooring.



Garden and Patio Area

FRONT GARDEN A partly walled garden having a small lawn and generous block paved **DRIVEWAY** providing off-street parking. A gate to one side opens onto a paved path with electric light and leading to;

REAR GARDEN A well enclosed garden having an east and south aspect. There's a full width patio, lawn, shrubs and a good-sized timber **GARDEN SHED** with power and light. A

Additional Information

Council Tax Band: C

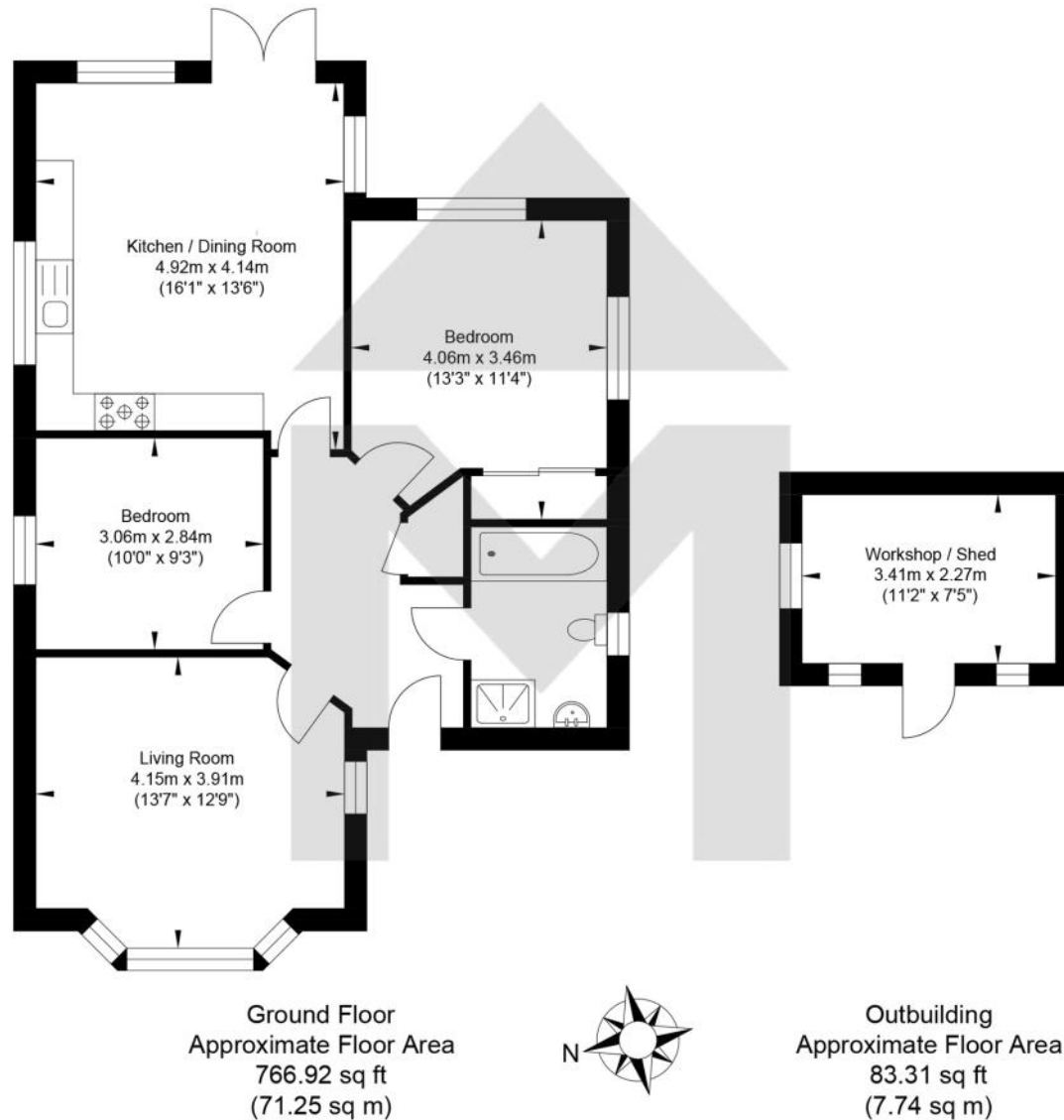
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floorplan

Kings Drive



Approximate Gross Internal Area (Excluding Outbuilding) = 71.25 sq m / 766.92 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.

4893/2AKIN/PG/MMXXV1104

MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk