



Ockley Lane

Hassocks, West Sussex, BN6 8NU

MARCHANTS

Ockley Lane

A fine individual detached chalet style property built in 1961 set in a large mature garden being very private. The rooms are very generously proportioned and there is a good opportunity to remodel and enlarge (subject to the necessary consents). Heating is provided by a modern gas boiler and the property benefits from PVCu double glazing. There is a double width integral garage, and a particular feature is the larger than average rear garden which has a south/west aspect.

£875,000

MARCHANTS

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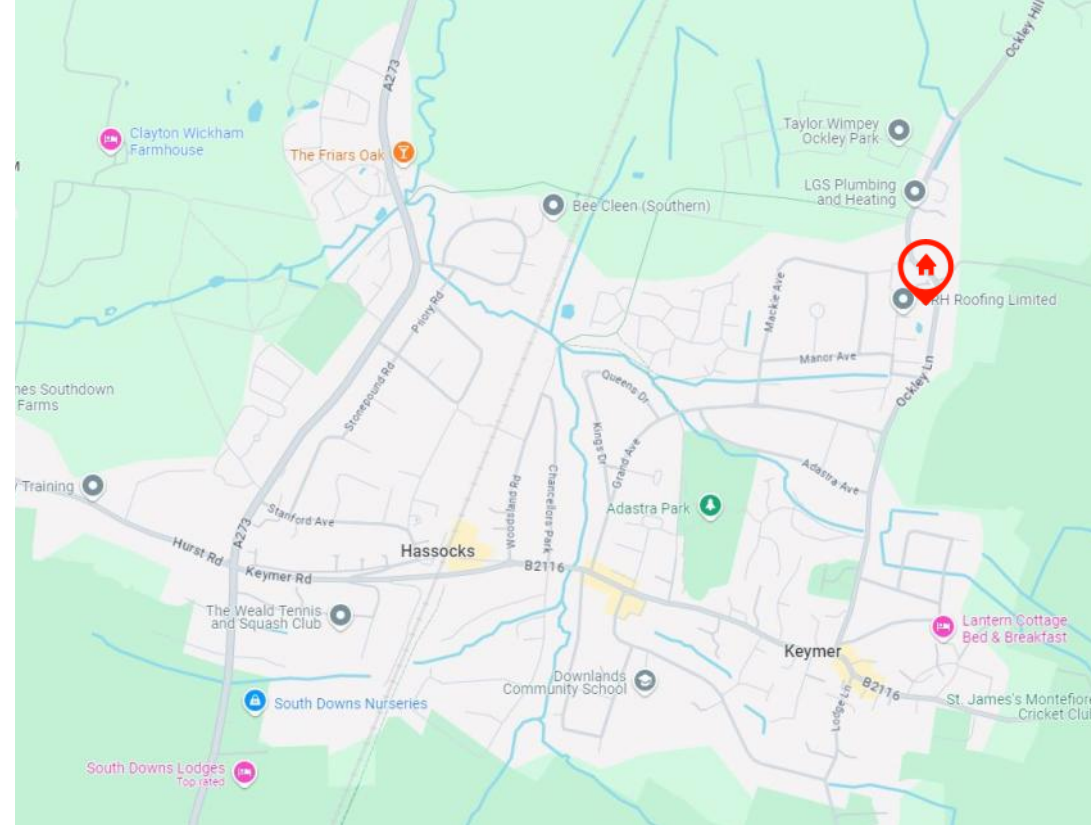
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Features

- Detached Chalet
- Three Bedrooms
- Two Bathrooms
- Double Aspect Living Room
- Study/Home Office
- Double Garage and Large Driveway
- Large Rear Garden
- No Onward Chain



The well preserved 'Oldlands Mill', just a short walk from the property.



Location

This individual property is set well back from the road which links with Burgess Hill and is situated on the edge of Keymer, approximately one mile from the centre of Hassocks and is close to the popular Thatched Inn and country walks accessed just across the road from the property.

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.

- Hassocks Station (1.0 miles)
- Burgess Hill (1.9 miles)
- Brighton (9.1 miles)
- Gatwick Airport (18.4 miles)

Accommodation

Fully enclosed entrance porch with oak effect PVCu double glazed windows and entrance door. Ceramic tiled floor, glazed screen and door to;

HALLWAY A spacious T-shaped area. Radiator and skirting radiator, three wall lights, central heating thermostat, walk-in coat cupboard with double doors, hanging space and storage shelves. Understairs cupboard with automatic internal light, built-in shelved cupboard, stairs to first floor.

LIVING ROOM A large double aspect room overlooking the rear garden. Feature York stone fireplace having a solid fuel convector heater (not tested) and display plinths. Extensive skirting radiators, fitted shelves supported by York stone pillars, internal glazed panel providing borrowed light to the hallway. A pair of PVCu double glazed doors open onto the rear garden. Open archway to;

KITCHEN/DINING ROOM A large double aspect room comprising a **Dining Area** overlooking the rear garden, skirting radiators, two wall lights, fitted plate rack. **Kitchen Area** fitted with a range of dark oak style furniture comprising a double bowl enamel sink with mixer tap and inset in an L shaped laminate worksurface with an extensive range of base cupboards, drawers and display shelves (including a carousel and pullout vegetable baskets). Further worktop having more base cupboards, drawers and display shelves. Two wall cupboards, full height shelved cupboard and a cupboard unit housing a 'Neff' double oven and grill. Other appliances include the 'De Dietrich' gas hob with chimney style extractor over, 'LEC' refrigerator, wall light, ceramic tiled splash back, Victorian style radiator, recessed downlights, 'Karndean' flooring, glazed door to side porch and access to integral garage.





STUDY Overlooking the front aspect. Radiator, built-in double cupboard.

BEDROOM TWO A through room with an East and West aspect. Two skirting radiators.

BATHROOM ONE Fitted with a lemon coloured suite comprising bath with independent 'Mira' shower apparatus and pivoting glass shower screen, hand grips and soap dish over. Wash basin in a mirrored recess, bidet, close coupled toilet, double radiator, electric shaver point, medicine cabinet, heat /light, partial ceramic wall tiling.



FIRST FLOOR HALF LANDING With window and ceramic tiled/timber plinth below. **LANDING** radiator, door to eaves storage, recessed downlights, hatch to loft.

PRINCIPLE BEDROOM SUITE A spacious double bedroom comprising a bed area and dressing room, two radiators, built-in shelved cupboard, ceramic tiled plinth with storage cupboards under, two hatches to eaves, recessed downlights, Venetian blind.



BEDROOM THREE With a front aspect and a glimpse of open countryside. Victorian style radiator, Venetian blind, built-in window built-in wardrobe plus a fitted range of wardrobes having storage cupboards over.

BATHROOM TWO Fitted with a dusty pink suite comprising bath with mixer tap/hand shower, hand grips recessed soap dish and toiletry shelf over. Pedestal wash basin, close coupled W.C., heated towel rail, medicine cabinet, wall mounted electric heater, electric shaver point, double built-in airing cupboard with internal hot pipes and slatted shelves and further cupboard above.

Garden and Patio Area

INTEGRAL DOUBLE GARAGE Having an electric roller door, 'Glow-worm' gas boiler, stainless steel sink unit, 'MIELE' washing machine, double wall cupboard, cupboard housing an insulated hot water cylinder. Light and power, side window, Doors to kitchen and hallway.

FRONT GARDEN An east facing garden enclosed at the front by a low brick trough wall having two recessed lights and d five bar double gates. The garden measures 56' (17.07m) long X 65'6" (19.96m) wide. There are two neat lawns a mature tree, paneled side fence and a substantial screening hedge on the north side. Extensive block paved parking and turning space for several vehicles. Outside lighting and to one side there is an electric roller door opening into an open paved area with a glazed door to a **SIDE PORCH** and a further double glazed door opening onto a paved side path with fitted water tap, electric light and opening into;

REAR GARDEN The extensive garden has a west and south aspect. It measures approximately 73' (22.25m) long by 106' (32.31m) wide plus an area 37'6" (11.43m) x 25' (7.62m). Outside the living room there is a spacious paved terrace facing south and enclosed by low brick wall. There is an awning, water tap and sentry light over. Four shallow steps lead down to a spacious lawn with shrub beds, beyond which there is a natural wooded area with a range of mature fir trees. To one side there is a further paved patio, timber garden shed and brick pergola with a central ornamental garden and greenhouse. Additionally, there is a compost area.

Additional Information

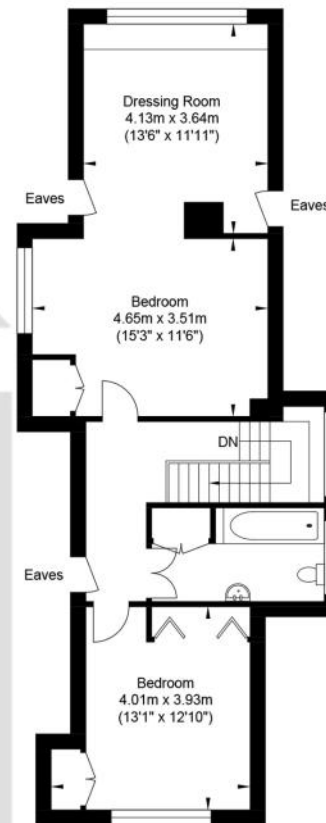
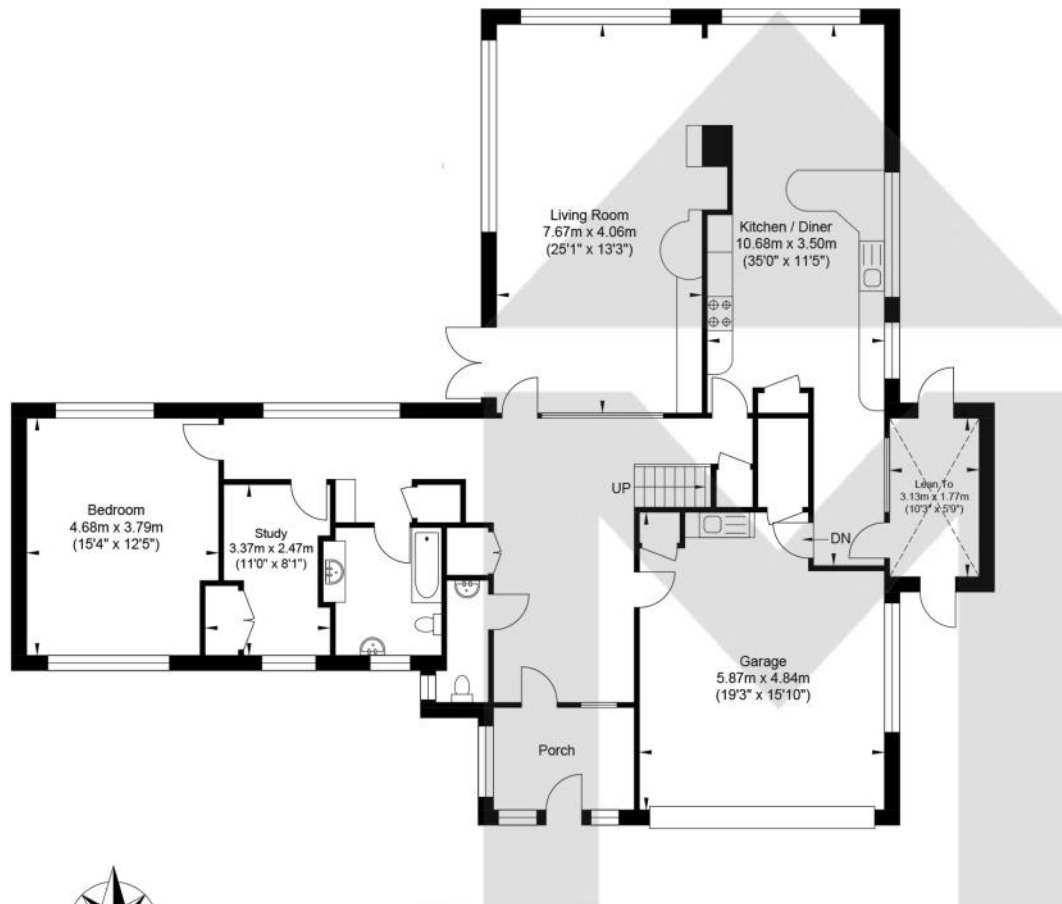
Council Tax Band: D





Floorplan

Ockley Lane



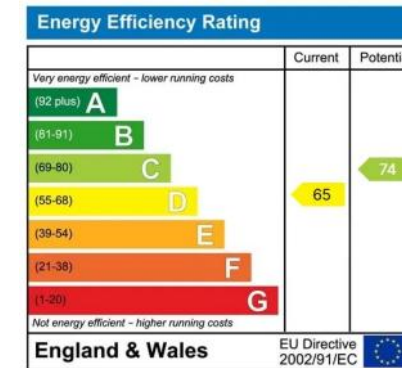
Ground Floor
Approximate Floor Area
1821.46 sq ft
(169.22 sq m)

First Floor
Approximate Floor Area
680.17 sq ft
(63.19 sq m)

Approximate Gross Internal Area (Including Garage) = 232.41 sq m / 2501.63 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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