

MARCHANTS



STONEPOUND ROAD, HASSOCKS, WEST SUSSEX, BN6 8PR



A well-presented and updated three-bedroom semi-detached house being only a short walk of the mainline railway station and village beyond. As well as a modern kitchen/diner there is a modern bathroom, newly decorated rooms, off street parking and a rear garden ideal for outside entertaining.

- Semi-Detached House
- Three Bedrooms
- Newly Fitted Kitchen (2025)/Diner
- Well Enclosed Rear Garden
- Off Street Parking
- Short Walk of Station
- Close to Country Walks
- Available November 2025

£1,800 PCM



1 Keymer Road Hassocks West Sussex BN6 8AE

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LOCATION

Stonepound Road lies just off Stanford Avenue which leads to the main line railway station with the village centre beyond. 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. 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.

PROPERTY DESCRIPTION

Recessed porch with quarry tiled floor. **ENTRANCE HALL** Oak wood flooring, coat and shoe rack, cupboard under the stairs, central heating thermostat, stairs rising to first floor.

LIVING ROOM A bay fronted room with a front south/east aspect. Radiator, tiled hearth with a timber mantle and decorative fire dog (chimney not to be used). Oak wood flooring, TV aerial lead, curtains.

KITCHEN/DINER Overlooking the rear garden and fitted with modern (new 2025) dark blue cabinetry including an L-shaped worktop, base cupboards, drawers and wall mounted cupboards. There is an additional worktop with cupboard under. Stainless steel sink, Appliances include 'Lamona' electric oven, gas hob with extractor and glass back-plate over, 'Beko' fridge freezer, 'Lamona' dishwasher and 'Lamona' washing machine. Oak wood flooring, vertical radiator, built-in broom cupboard, recessed downlights, PVCu double glazed doors to rear garden.

FIRST FLOOR LANDING Frosted side window, hatch to loft where the boiler can be located (N.B. loft not to be used by tenants unless permission sought and accepted). Linked fire alarms on ground and first floor.

BEDROOM ONE Front aspect. Radiator, telephone point, curtains.

BEDROOM TWO View over rear garden. Radiator.

BEDROOM THREE Front aspect. Radiator.

BATHROOM Fully ceramic tiled walls and fitted with a white suite comprising a shower bath having mixer taps/pop-up waste, thermostatic flexible and rain showers and pivoting glass shower screen over. Pedestal wash basin with mixer taps/pop-up waste, close coupled W.C., ladder style towel warmer, medicine cabinet, electric shaver point, window shutters, 'Manrose' extractor, recessed downlights, ceramic tiled floor.

OUTSIDE

FRONT GARDEN A partly walled garden laid to block paving to provide off street parking for two vehicles. Side entrance with gate to;

REAR GARDEN Well enclosed by six-foot panel fencing. There is a timber deck with water tap and an additional split level paved sun terrace and patio. Beyond this, there is a lawn and shrub bed, small garden shed.

TENANCY DETAILS

AVAILABLE ON A 12 MONTH TENANCY—N.B. This may be subject to legal changes of the renters reform bill expected early 2026.

HOLDING DEPOSIT - £200

TENANCY DEPOSIT - £2,076.00 (equivalent to 5 weeks rent)

AVAILABLE FROM - Early November 2025

ENERGY EFFICIENCY RATING: **D**

COUNCIL TAX BAND: **C**

VIEWING: **BY ARRANGEMENT WITH MERCHANTS**

PLEASE NOTE *Internal photographs must not be taken without the permission of the agent or the landlord.*

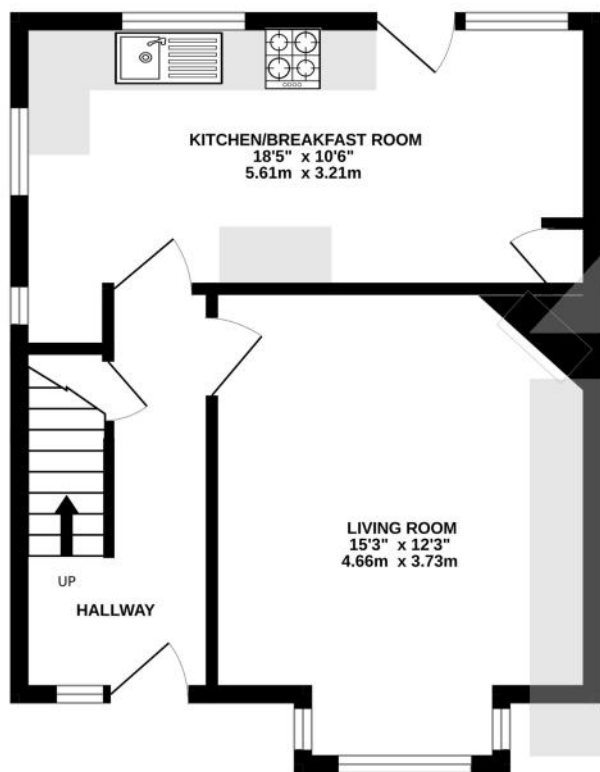
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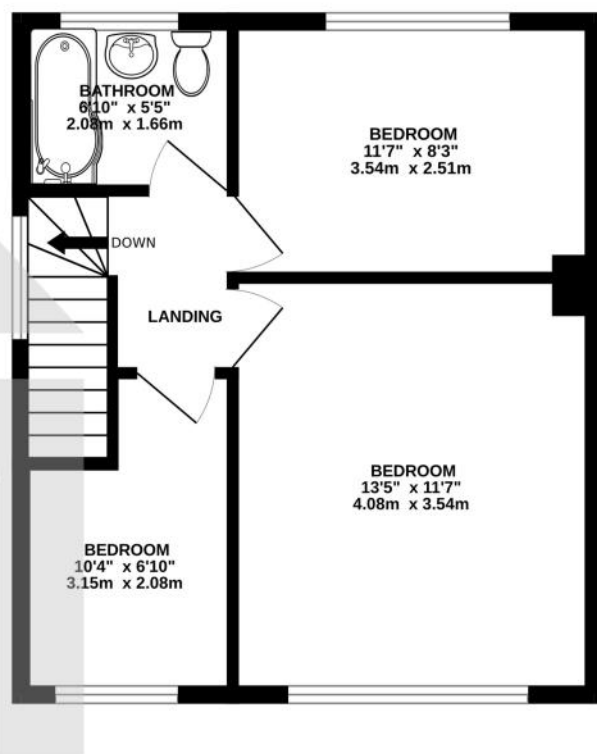


FLOORPLAN

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO APPLY, PLEASE GET IN TOUCH;

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