



Ockley Way

Hassocks, West Sussex, BN6 8NE

MARCHANTS

Ockley Way

Situated on a generously sized plot, this three-bedroom semi-detached house presents a fantastic opportunity for those looking to modernise throughout, or extend (STNC). The property benefits from a garage with own driveway, gardens on three sides, located in a Cul-de-Sac and has **no onward chain**.

OIEO £525,000

MARCHANTS

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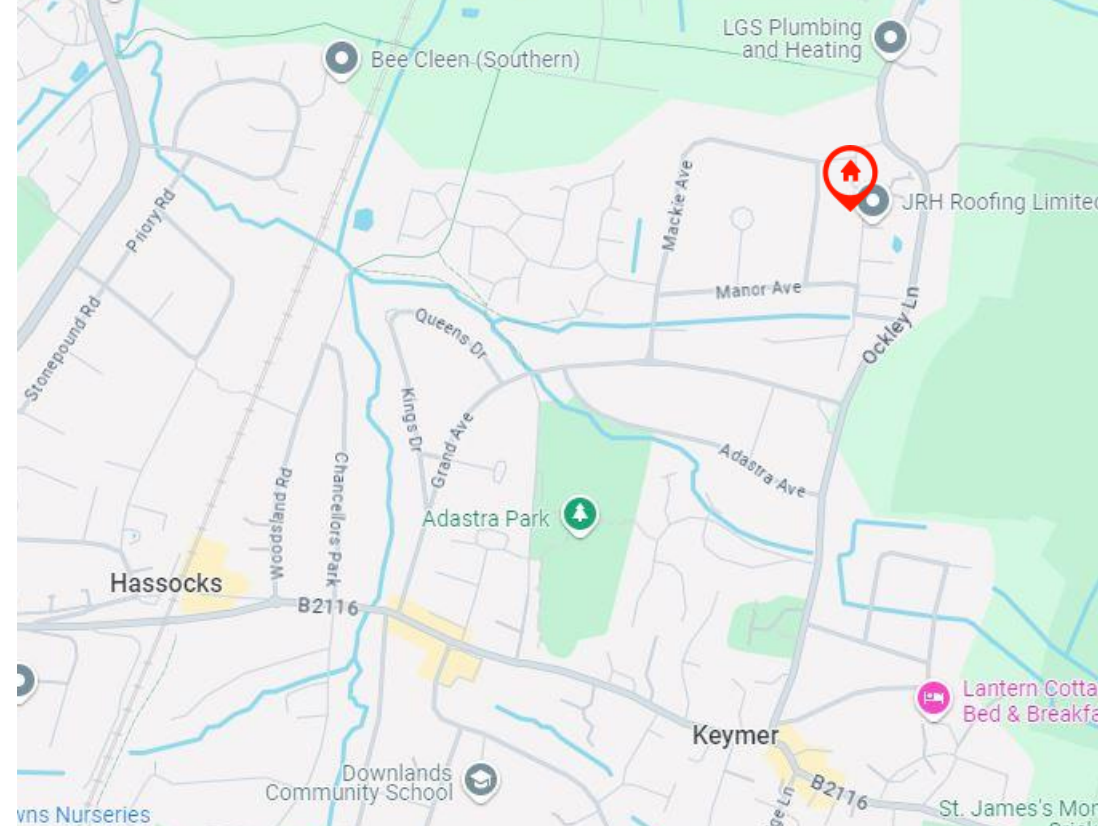
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Features

- Semi-Detached House
- Three Bedrooms
- Scope to develop/extend (STNC)
- Dining Room & Separate Study
- Gardens on Three Sides
- Garage and Own Driveway
- Located in a Cul-De-Sac
- No Onward Chain



Stunning views of The South Downs from nearby fields, Hassocks.



Location

Ockley Way is a cul-de-sac away from busy traffic situated on the eastern edge of Keymer. The centre of Hassocks is under a mile away and the popular 'Thatched Inn' and lovely country walks are both within proximity of 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. 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 (0.9 miles)
- Burgess Hill (2.1 miles)
- Brighton (9.1 miles)
- Gatwick Airport (18.6 miles)

Accommodation

Fully enclosed brick and double glazed **PORCH** with electric light, tiled floor and glazed panel door to;

HALLWAY Telephone point, radiator, 'Honeywell' heating control. Built in coat cupboard and further built in storage cupboard under the stairs. Stairs to first floor.

CLOAKROOM Fitted with a white suite comprising W.C., and wall mounted hand basin.

LIVING ROOM PVCu double glazed doors to patio and garden, 'Robinson Willey' coal effect wall mounted gas fire (untested), two radiators and TV connection. View over the front aspect.

KITCHEN Wood fitted kitchen furniture comprises of wall and base mounted units and drawers with laminate worksurface over and inset fitted 'Philips' gas hob and 'Philips Series 90' electric oven under, stainless steel sink and drainer with further wall unit above. Serving hatch and partially tiled walls and vinyl cushioned flooring. Timber door to covered walkway with connection for domestic appliances, wall units, and access to garage.

Open arch into **DINING ROOM** Radiator, and rear aspect over the garden.

STUDY Radiator, rear aspect over garden





FIRST FLOOR

Picture window on the half landing. **LANDING** Hatch to loft and doors to;

BEDROOM ONE Built in double wardrobe with sliding doors and shelving. Radiator and rear aspect over garden.

BEDROOM TWO Built in double wardrobe with sliding doors and hanging rail and shelf. Front aspect and a glimpse of the South Downs.

BEDROOM THREE Radiator and rear aspect over the garden.

BATHROOM A spacious area, sanitary suite comprising panel enclosed bath with mixer tap and wall mounted shower hose, fitted 'Bath Knight' bath lift, pedestal hand basin, and W.C., partially tiled walls. Built in storage cupboard housing the 'Alpha' combi gas boiler and slatted shelving, wall mounted medicine cabinet.



Garden and Parking

FRONT GARDEN Laid to lawn with established shrubs. Side gate and path to rear garden.

Own **DRIVEWAY** leading to **GARAGE** with up and over door, and power.

REAR GARDEN Paved patio and pathway leading to the side and gated access to the front. Laid to lawn with established shrubs and ornamental trees to include Camelia and Viburnum.

The lawned side garden is fully enclosed with newly erected close board fencing.

Additional Information

Council Tax Band: D



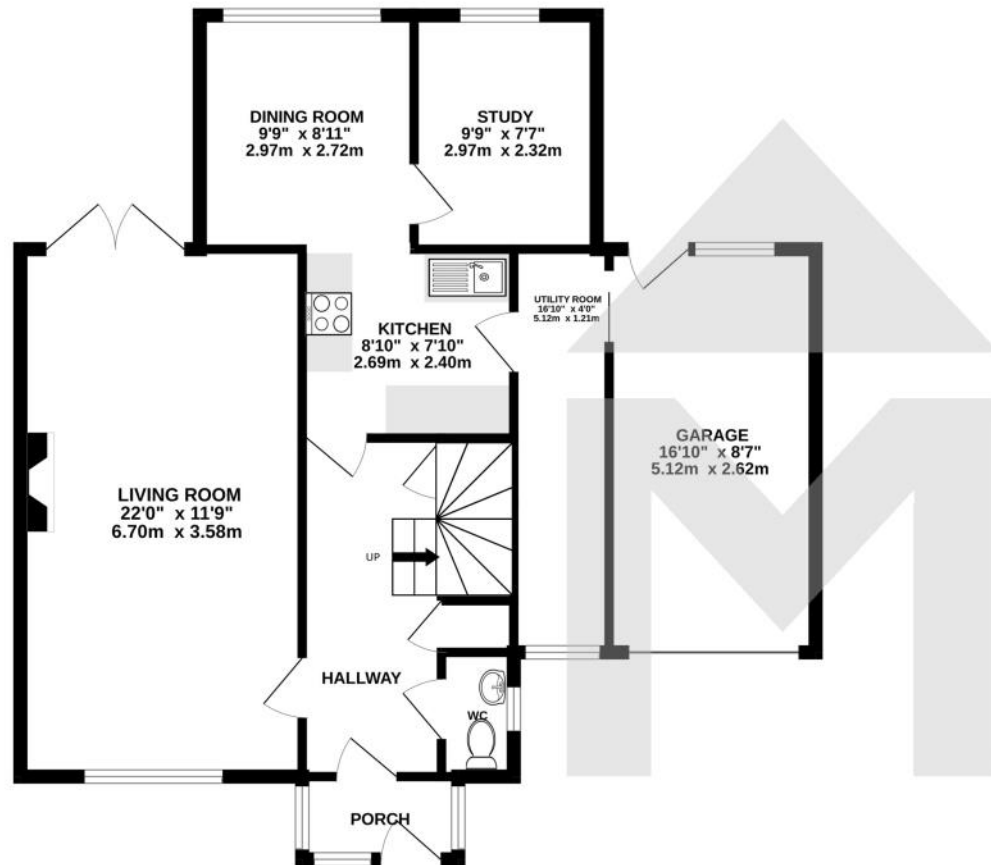
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



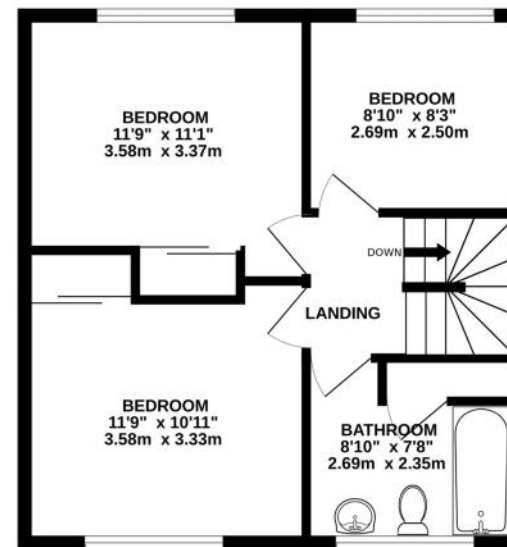


Floorplan

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



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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TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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