



Kings Drive

Hassocks, West Sussex, BN6 8DZ

MARCHANTS

Kings Drive

A refurbished four bedroom semi detached chalet bungalow with features that include a stylish kitchen/breakfast room opening onto the rear garden, ground floor bedrooms which can be used as an additional living space, gas combi boiler, double glazing and a good sized master bedroom.
No onward chain.

OIEO £525,000

MARCHANTS

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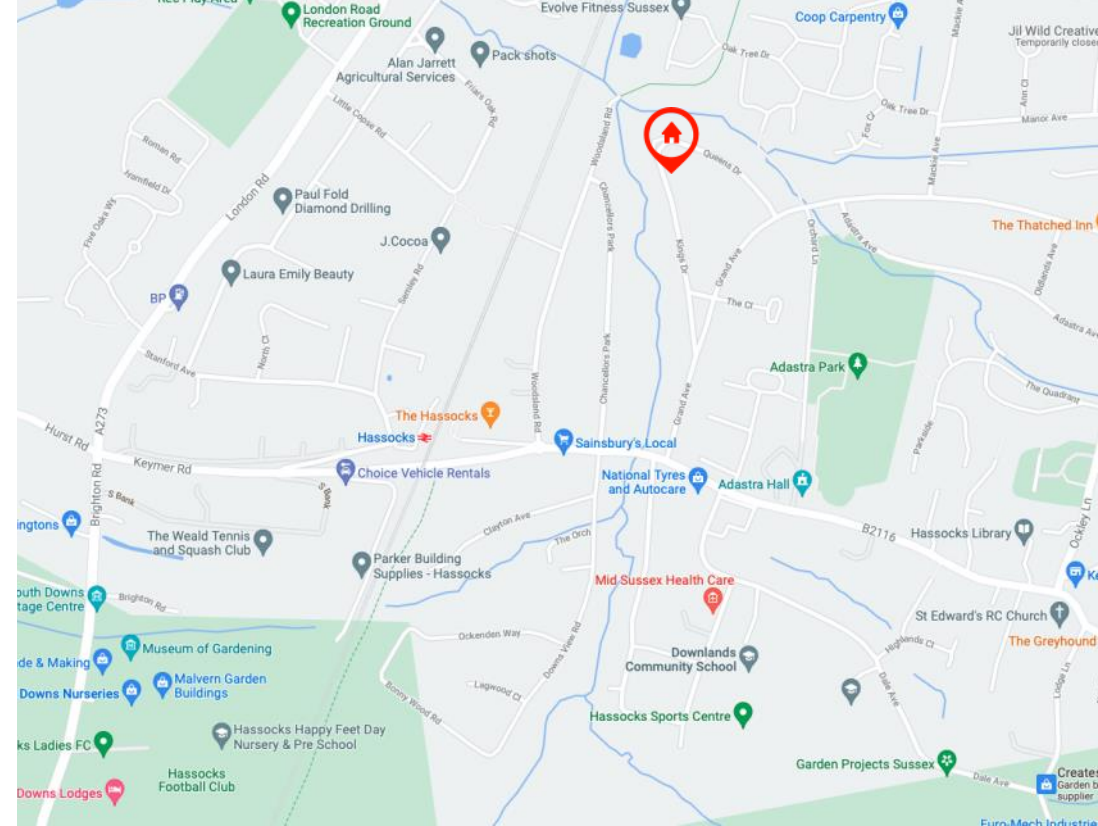
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Features

- Semi Detached Chalet
- Four Bedrooms
- Bathroom & Shower Room
- Stylish Kitchen/Breakfast Room
- Own Driveway
- Front & Rear Gardens
- Less than 1/2 mile from Shops
- No Onward Chain



The Property is just a short walk from Adastra Park (above) and into the centre of Hassocks.



Location

Kings Drive is very conveniently situated just off the southern end of Grand Avenue away from busy traffic.

Hassocks provides a variety of facilities, including shops, a sub-post office (within Morrisons convenience store), Sainsbury's Local, Budgens supermarket, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

- Hassocks Station (0.4 miles)
- Burgess Hill (3.0 miles)
- Brighton (9.7 miles)
- Gatwick (22.7 miles)

Accommodation

The property is approached by a crazy paved path leading to four steps up to the front entrance door.

PORCH Doorway to:

HALLWAY Double radiator, turned staircase rising to first floor, built in cupboard housing a wall mounted 'Viessmann' gas combi boiler for central heating and instant hot water.

LIVING ROOM View to front, two double radiators, point for a wall mounted TV, ceiling downlights.

KITCHEN/BREAKFAST ROOM Fitted with pastel grey wood grained kitchen furniture comprising an L-shaped laminate worktop with inset one and a half bowl composite sink. Good range of base cupboards, drawers and wall mounted cupboards. Integrated appliances include a 'Lamona' electric fan assisted oven and gas hob with extractor chimney over. 'Lamona' dishwasher, 'Electrolux' fridge freezer and 'Beko' washing machine. Ceiling downlights, double radiator, point for a wall mounted TV. A pair of double glazed doors open onto the decked patio and rear garden.





BEDROOM THREE View over rear garden, double radiator, point for a wall mounted TV, walk-in cupboard.

BEDROOM FOUR/DINING ROOM Overlooking front, double radiator, ceiling downlights, point for a wall mounted TV.

SHOWER ROOM Fitted with a white suite comprising a glazed quadrant shower cubicle having a 'Mira Jump' electric shower unit. Vanity wash-basin with cupboard under, W.C., ladder style towel warmer. Automatic extractor, ceiling down lights, feature ceramic wall tiling.



Accommodation

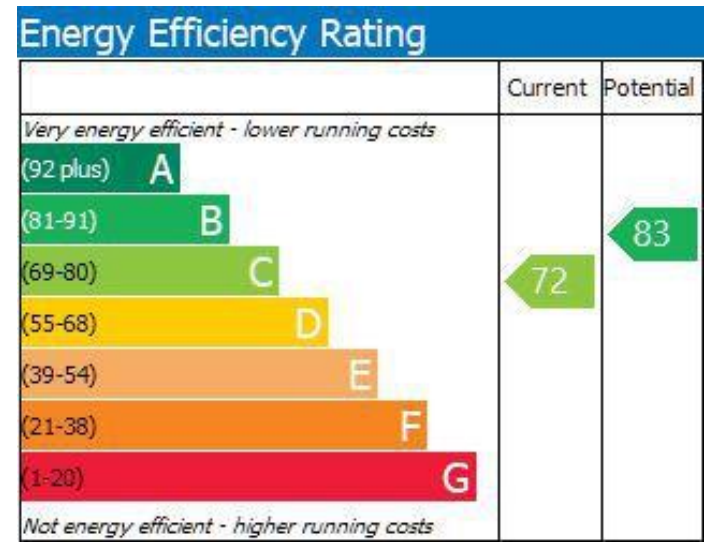
FIRST FLOOR

LANDING Window, smoke alarm.

BEDROOM ONE A spacious double aspect room, double radiator, point for a wall mounted TV, hatch to eaves, ceiling downlights.

BEDROOM TWO Double radiator, point for a wall mounted TV, ceiling downlights.

BATHROOM Fitted with a white suite comprising a square ended shower bath with independent shower and glass shower screen over. Vanity wash basin with cupboard under, W.C., ladder style towel warmer, automatic extractor, ceiling downlights, feature ceramic tiled wall.





Garden and Patio Area

FRONT GARDEN Arranged as two lawns. There is a crazy paved path leading to the entrance door and own crazy paved driveway to one side providing off street parking.

REAR GARDEN Having a generous raised decked patio. The garden has been laid to lawn with shrub borders. Outside light, power points and water tap.

Additional Information

Council Tax Band: D

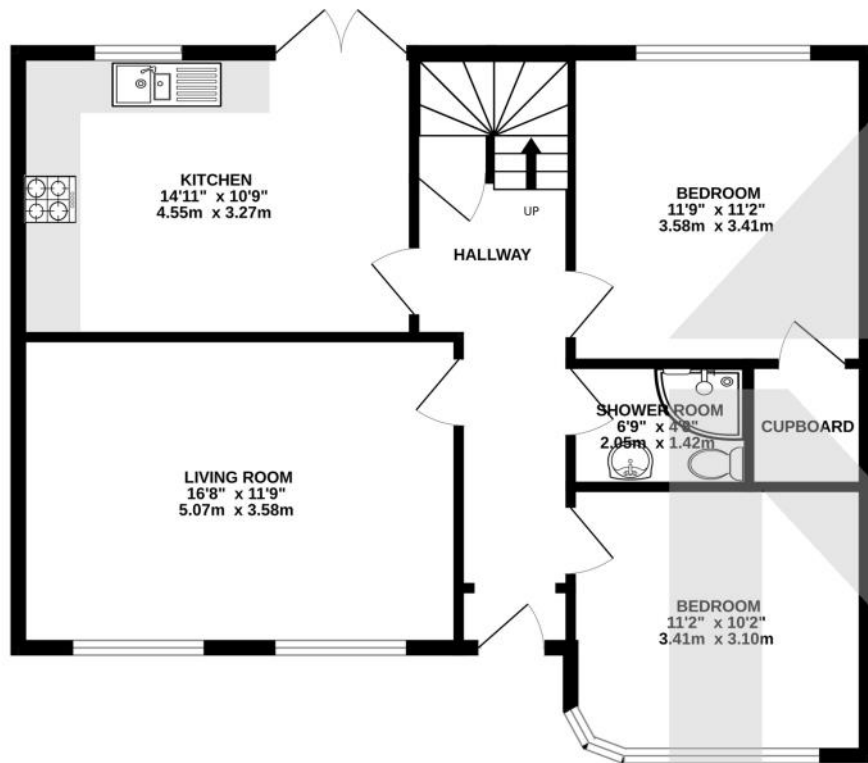
Energy Efficiency Rating: C



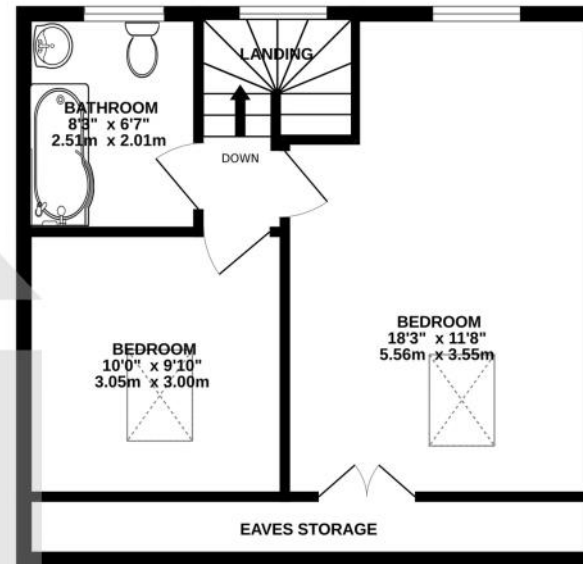
Floorplan

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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GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 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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