



North Court

Hassocks, West Sussex, BN6 8JS

MARCHANTS

North Court

A spacious three bedroom link-detached family home with an open plan kitchen/diner, sitting room and in a cul-de-sac location close to the mainline railway station. Other features include conservatory, double glazing, three double bedrooms and garage with own driveway.

£565,000

MARCHANTS

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Features

- Link-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Cloakroom
- Garage plus Own Driveway
- West Facing Rear Garden
- Cul-de-sac Location
- Seller suited



Location

North Court is a small cul-de-sac of three and four bedroom properties just off Stanford Avenue and only a few hundred yards from the main line railway station.

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 (0.3 miles)
- Burgess Hill (2.8 miles)
- Brighton (9.6 miles)
- Gatwick Airport (22.9 miles)



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

Accommodation

Wide recessed Porch with outside light, PVCu front door to:

HALLWAY A spacious area which forms part of the open plan design which was very ahead of its time in the 1970's. Radiator, under stairs storage cupboard, room thermostat, door to:

INNER LOBBY Coat hooks with shelving over, door to integral garage and door to:

CLOAKROOM W.C., pedestal wash basin with tiled splashback, frosted PVCu double glazed window, vinyl flooring.

LIVING ROOM Television aerial point, radiator, PVCu double glazed sliding patio door providing access to:

CONSERVATORY PVCu construction, power points, a pair of doors opening into rear garden.

DINING AREA A double aspect room. PVCu double glazed bay and side window, radiator, 'Potterton' digital programmer for central heating and hot water. Archway leading to:

KITCHEN AREA Fitted with white gloss base and eye level cupboards, soft close drawers, sliding larder cupboard, laminate roll top work surfaces with inset stainless steel one and a half bowl sink, drainer and mixer tap. Built-in 'Hoover' gas hob with chimney style extractor over, 'Hoover' built in double oven and grill, 'Candy' refrigerator and 'Logic' refrigerator. Space for fridge freezer, vinyl flooring, recessed down lights, tiled splash backs, PVCu double glazed window with outlook to front.





FIRST FLOOR

LANDING Hatch to part boarded loft with a retractable ladder, 'Worcester Greenstar' gas boiler, power and lighting. Built in airing cupboard with hot water cylinder, fitted immersion heater and slatted shelves over.

BEDROOM ONE PVCu double glazed bay window with pleasant outlook to front, radiator, three double wardrobes with overhead storage compartments, two bedside chests of drawers with display shelves over. Telephone point.

BEDROOM TWO PVCu double glazed window with pleasant outlook to rear, radiator.

BEDROOM THREE PVCu double glazed window with pleasant outlook to rear, radiator.

SHOWER ROOM Fitted with a white suite comprising glazed shower enclosure with panelled walls, 'Mira' electric shower. Pedestal wash basin, close coupled W.C. with concealed cistern. Heated towel rail, electric shaver point, medicine cabinet, recessed downlights, vinyl flooring.



Garden and Patio Area

FRONT GARDEN Laid mainly to lawn with shrub border and own driveway leading to:

INTEGRAL GARAGE Power and lighting, 'Hoover' washing machine and 'Beko' freezer. PVCu double glazed door to rear garden, up and over garage door.

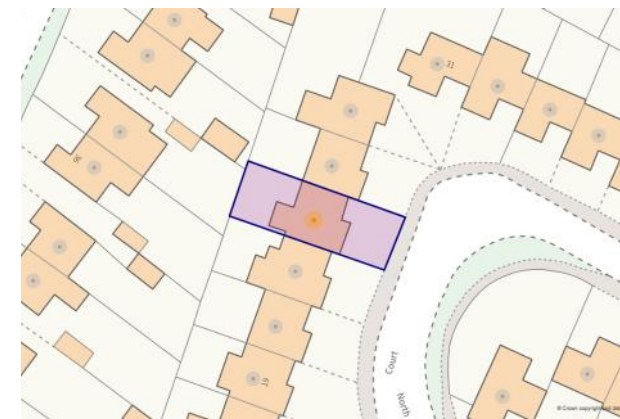
REAR GARDEN Laid mainly to lawn with well stocked flower and shrub borders with a defined patio area to one corner of the garden.

Additional Information

Council Tax Band: E



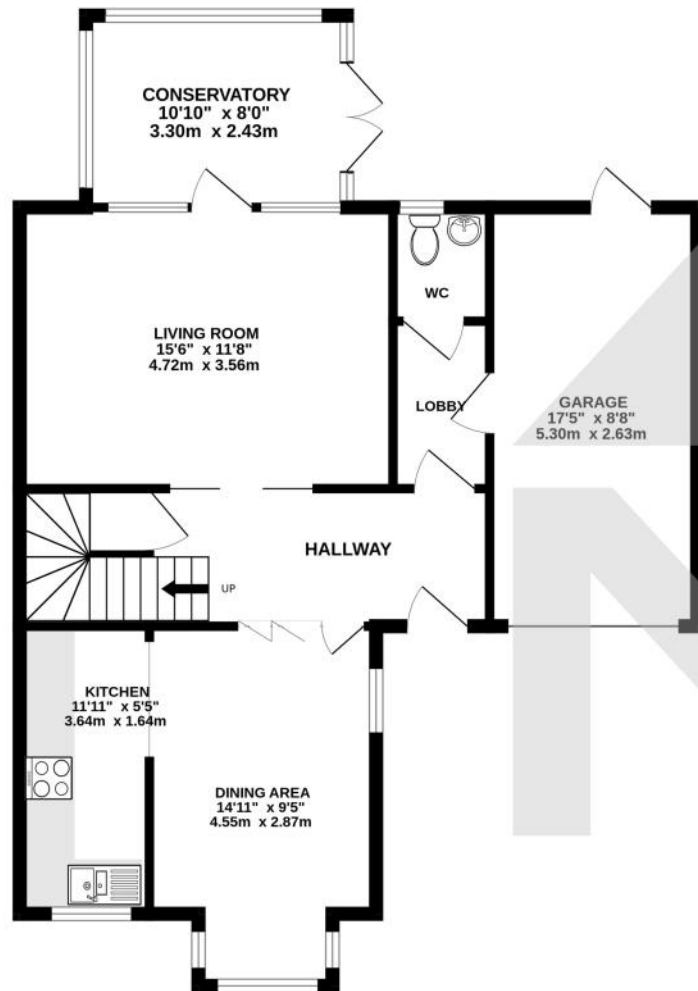
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



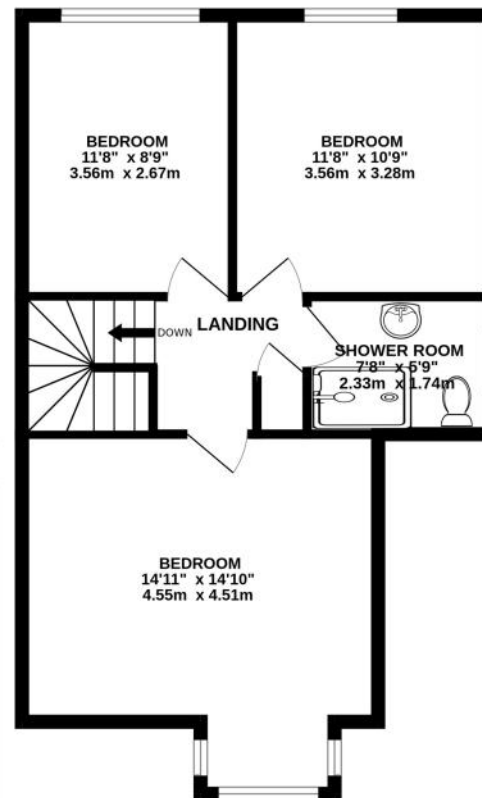


Floorplan

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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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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