



Kymer Gardens

Keymer, Hassocks, West Sussex, BN6 8QZ

MARCHANTS

Kymer Gardens

A detached family home having four good size bedrooms, two bathrooms, two living rooms, cloakroom, garage with own drive and garden. The property offers scope for improvement and is offered to the market with **no onward chain**.

£560,000

MARCHANTS

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Features

- Detached House
- Four Bedrooms
- Two Bathrooms and Cloakroom
- Two Reception Rooms
- Double Glazing
- Own Driveway & Garage
- Cul-de-sac Location
- No Onward Chain



Adastra Park which is just a short walk from the property.



Location

Kymer Gardens is in an exclusive sought after Cul-De-Sac approximately half a mile from the centre of Hassocks.

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, nurseries 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 (0.6 miles)
- Burgess Hill (2.6 miles)
- Brighton (8.7 miles)
- Gatwick Airport (19.2 miles)

Accommodation

Four steps lead up to a canopied porch having a wrought iron balustrade, outside light and door to;

HALLWAY Ceramic tiled floor, radiator, walk in cupboard under stairs housing the electric consumer board.

CLOAKROOM Fitted with a white suite comprising wash basin with mixer tap and cupboard under, close coupled W.C., radiator, ceramic tiled floor, window.

From the hallway a pair of glazed double doors and a single door open into; **LIVING ROOM** A spacious 'L' shaped room, having a double aspect with sliding double glazed patio doors to rear garden. Two radiators, phone charging power point, LVT flooring, York stone fireplace with gas fire.

DINING ROOM With a west aspect. Radiator, LVT flooring.

KITCHEN A double aspect room fitted with pastel grey furniture comprising two worktops with cupboards and drawers under, inset ceramic one and a half bowl sink with swivel style mixer taps. Range of eye level cupboards. Appliances include a 'Logic' range style cooker, 'Hotpoint' refrigerator and 'Hotpoint' washing machine, extractor, radiator, ceramic tiled floor, half glazed door to driveway.





FIRST FLOOR LANDING Window on half landing, cupboard housing a 'Vaillant' hot water cylinder, hatch to loft housing an 'Eco fit pure' gas central heating boiler.

BEDROOM ONE A west facing room with radiator, door to;

EN SUITE BATHROOM Fitted with a white suite comprising bath with mixer tap, shower apparatus and pivoting glass shower screen over, vanity wash basin with mixer taps, close coupled W.C., ladder style towel rails, built-in linen cupboard with slatted shelves, wall panels over, shaver point, vinyl flooring.

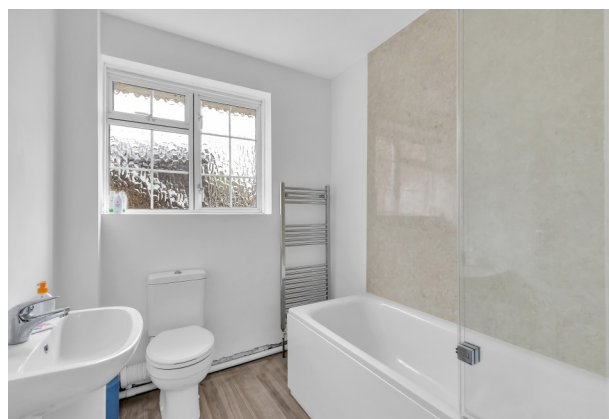


BEDROOM TWO Enjoying a pleasant view along Kymer Gardens. radiator.

BEDROOM THREE Enjoying a west aspect. Radiator.

BEDROOM FOUR Enjoying a southerly aspect. Radiator.

FAMILY BATHROOM Fitted with a white suite comprising a bath with mixer taps, shower apparatus, pivoting glass shower screen and panelled splashback. Pedestal wash basin with mixer taps, close coupled W.C., ladder style towel rails, vinyl flooring.



Garden and Patio Area

FRONT GARDEN Laid to stone chippings.

Long own **DRIVEWAY** with water tap, meter boxes, accessed by a pair of wooden gates and leading to;

DETACHED GARAGE With light and power, up and over door.

REAR GARDEN With a west and north aspect. There is a split-level patio and lawn. Enclosed by a brick wall and panelled fencing. Outside light.

N.B. It is recommended that additional support be applied to the end of the garden as it is above the garden behind in order to avoid debris dispersing onto the neighbour's property.

Additional Information

The property is in need of some attention so has been priced to reflect this.

Council Tax Band: F



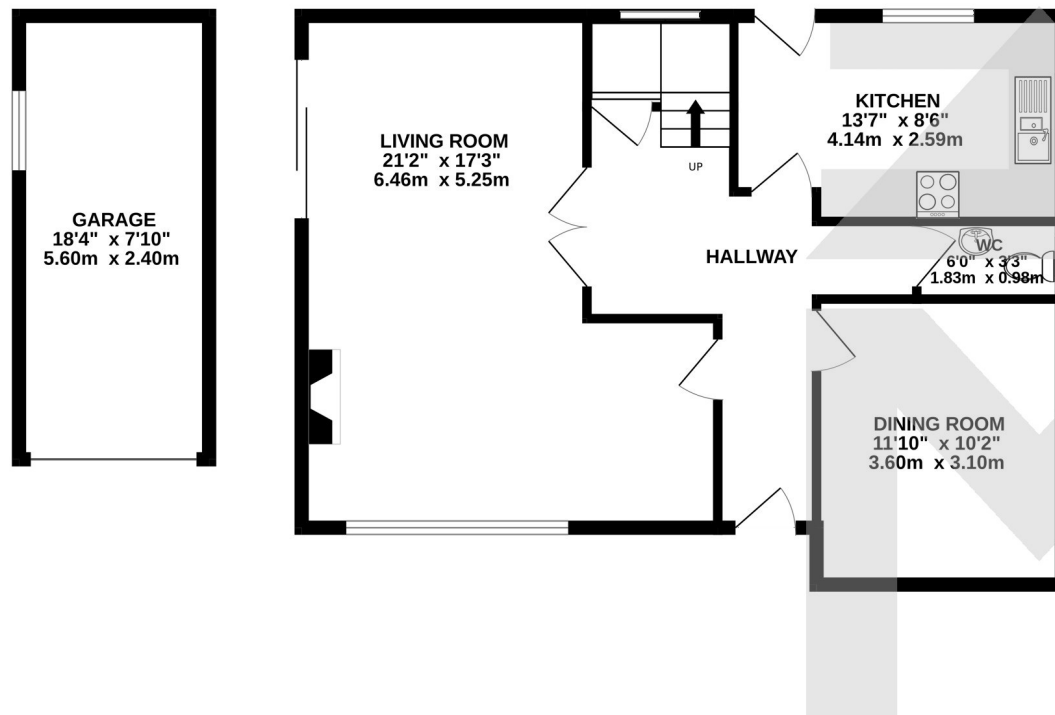
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



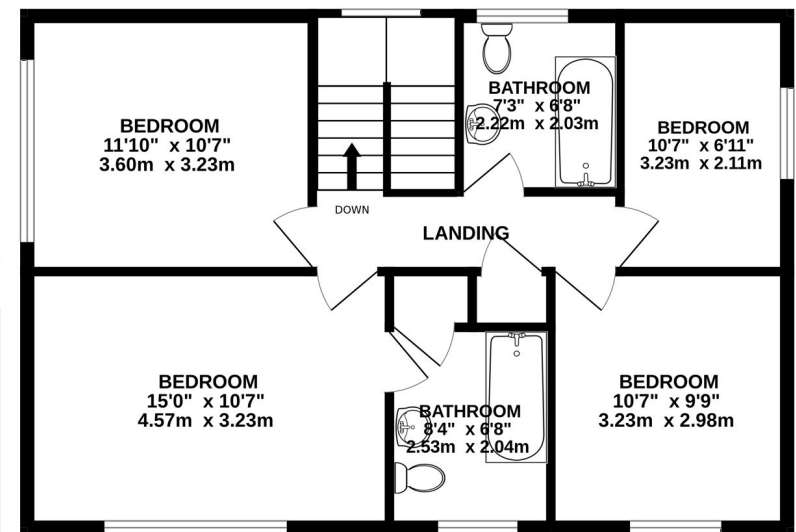
Floorplan

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
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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