



Reed Close

Hassocks, West Sussex, BN6 9FG

MARCHANTS

Reed Close

An imposing and spacious 5-bedroom home, boasting an expansive open-plan living and dining area, with a south west facing rear garden to capture the evening sun, garage and parking to the rear of the property and accessed via Reed Close. Built by Matthew Homes in 2014 and offers quality craftsmanship and thoughtful design throughout. A short walk to the Friars Oak Country Pub and pathways linking to the village of Hassocks.

£700,000

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

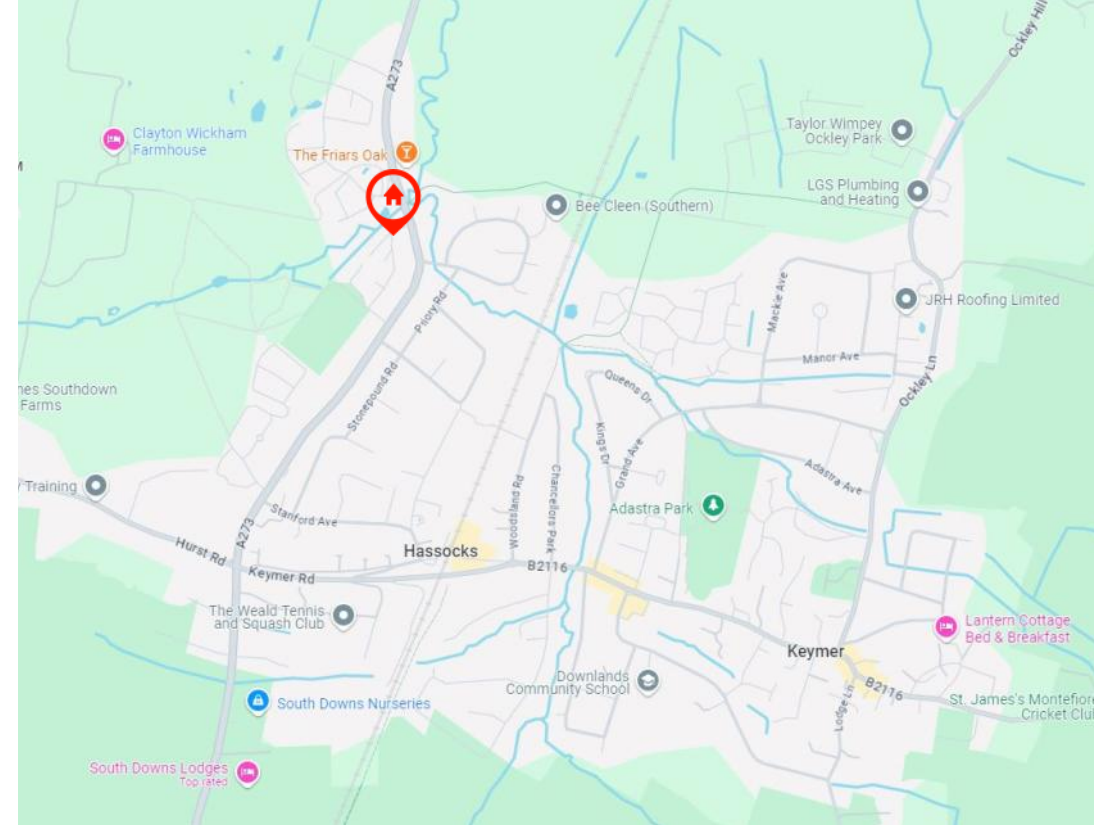
www.marchantsestateagents.co.uk

Features

- Semi Detached House
- Five Bedrooms
- Three Bathrooms
- Ensuite to Bedroom One
- Well Presented
- Driveway plus Garage
- Spacious Open Plan Living Area
- Close to Countryside & Links to the Village



The property is close to countryside and the popular Friars Oak Inn.



Location

From the property, across to the shepherds walk development to link up with the pathways to the station and Hassocks Village Center. 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 (0.6 miles)
- Burgess Hill (2.1 miles)
- Brighton (8.6 miles)
- Gatwick Airport (18.3 miles)

Accommodation

Composite front door with four glazed panels into lobby, wall mounted coat hook with rail and shelf above. Timber door to; **HALLWAY** Wood effect LVT flooring, 'Honeywell' home heating controls. Under stairs storage cupboard.

Door to **LIVING ROOM** A double aspect and extended room, spacious living area, connection for wall mounted T.V., contemporary 'True Flame' wall mounted warm air fire with real flame effect. Recessed down lights, radiator, 'Velux' roof window, wood effect LVT flooring and Bi-fold doors to patio and garden.

DINING AREA Front aspect, and spacious area, radiator.

FAMILY ROOM/SNUG Timber and glazed double doors, front aspect, T.V. connection, recessed downlights, radiator, door to storage cupboard with access to T.V. connections and electrical sockets. 'Velux' roof window.

KITCHEN A range of solid wood fitted cabinetry to include, drawers, base and wall mounted units, one housing a 'Glow Worm' gas boiler. Granite work surface with inset composite one and half bowl sink, drainer and mixer tap over. Under unit lighting. Integrated 'Zanussi' washing machine and 'Beko' washing machine, fitted 'AEG' double oven with drawer storage under and further storage above. Further workspace with fitted units and slide out larder store with free standing American style fridge freezer with surrounding storage unit. Metro style gloss white tiling to splashback areas, 'Karndean' floor in a grey tile effect. Window to front aspect, recessed downlights.

LOBBY Radiator and rear access door to patio and garden beyond.





CLOAKROOM A white suite comprising, a close coupled toilet, hand basin set into vanity unit, ladder style towel warmer and wall mounted floating shelf. Metro style gloss white tiling to splashback areas. Patterned vinyl flooring, 'Envirovent' extractor.

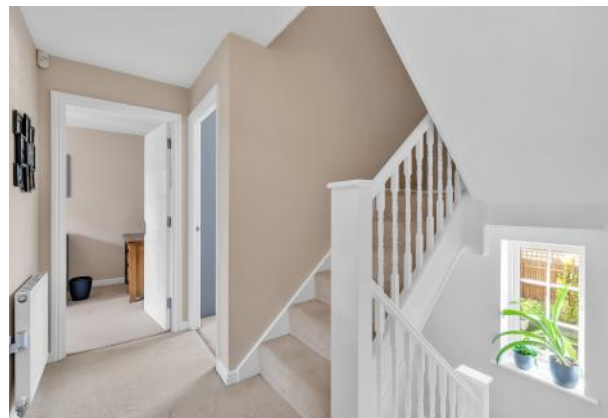
MID LANDING Window with rear aspect.

First Floor **LANDING** Airing cupboard with hot water cylinder and slatted shelving above, radiator.



BEDROOM ONE Front aspect, radiator, wall mounted floating shelf, built in double door wardrobe, 'Honeywell' room thermostat. Door to **EN SUITE** A white suite comprising, a close coupled toilet, hand basin into vanity unit with mirror fronted medicine cabinet and Bluetooth controls. Shower enclosure with 'Mira' thermostatic mixer tap, separate hair rinse attachment and over head rain fall shower head. Ladder style towel warmer. Fully ceramic tiled walls in a marble effect, tiled floor.

BEDROOM FOUR A double room with a front east aspect, radiator.



BEDROOM FIVE/STUDY/DRESSING ROOM Built in wardrobes with hanging rails, drawers, shelving and motion sensor lighting, radiator.

BATHROOM A white suite comprising panel enclosed bath with shower attachment over and mixer tap, close coupled toilet, hand basin set into vanity unit with shaver point over. Ladder style towel warmer, 'Envirovent' extractor, ceramic tiling to splash back areas, tiled display shelf and floor.

Accommodation continued

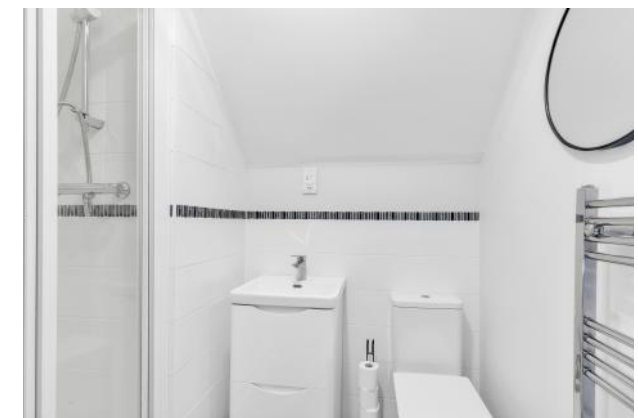
HALF LANDING

Second floor LANDING Radiator and hatch with access to loft.

BEDROOM TWO Double aspect room with a 'Velux' roof window. Feature painted panel wall. Built-in storage into eaves, two radiators.

BEDROOM THREE Double aspect room with a 'Velux' roof window. Built-in storage into eaves, two radiators.

SHOWER ROOM A white suite comprising shower enclosure with glazed bi-fold door and thermostatic mixer tap. Close coupled toilet and hand basin set into vanity unit with shaver point above, 'Envirovent' extractor. Ceramic tiling to splash back areas and floor.





Garden and Patio Area

FRONT GARDEN Laid to lawn with a paved central pathway to the main front door, established shrubs and specimen trees.

REAR GARDEN A south west facing area with an Indian Sandstone paved patio (accessed from the living room through the Bi-fold doors or off the lobby from the kitchen) Outside lighting, and ‘Astro’ turfed lawn, raised beds with timber sleepers and established shrubs. Boundary fencing and rear access gate to the driveway with parking and access to the garage.

GARGAGE The middle garage of a block of three, outside lighting. Up and over door, light and power, with boarding separating the area into two sections, further storage into the vaulted roof space.

DRIVEWAY Block paved and accessed via Reed Close, shared with number one and number three.

Additional Information

Council Tax Band: E

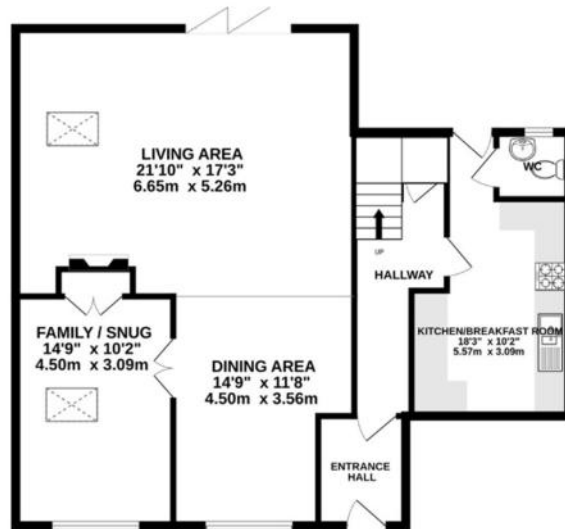
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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.

4855/1REED/SJ/MMXXV0801

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 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.

Made with Metropix ©2025



MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk