



Ann Close

Hassocks, West Sussex, BN6 8NB

MARCHANTS

Ann Close

A spacious three-bedroom detached bungalow having been extended and benefiting from a lovely west facing garden. Features include a bathroom and separate shower room, large living room, utility room, off-street parking and PVCu double glazing. Offered to the market with no onward chain.

£675,000

MARCHANTS

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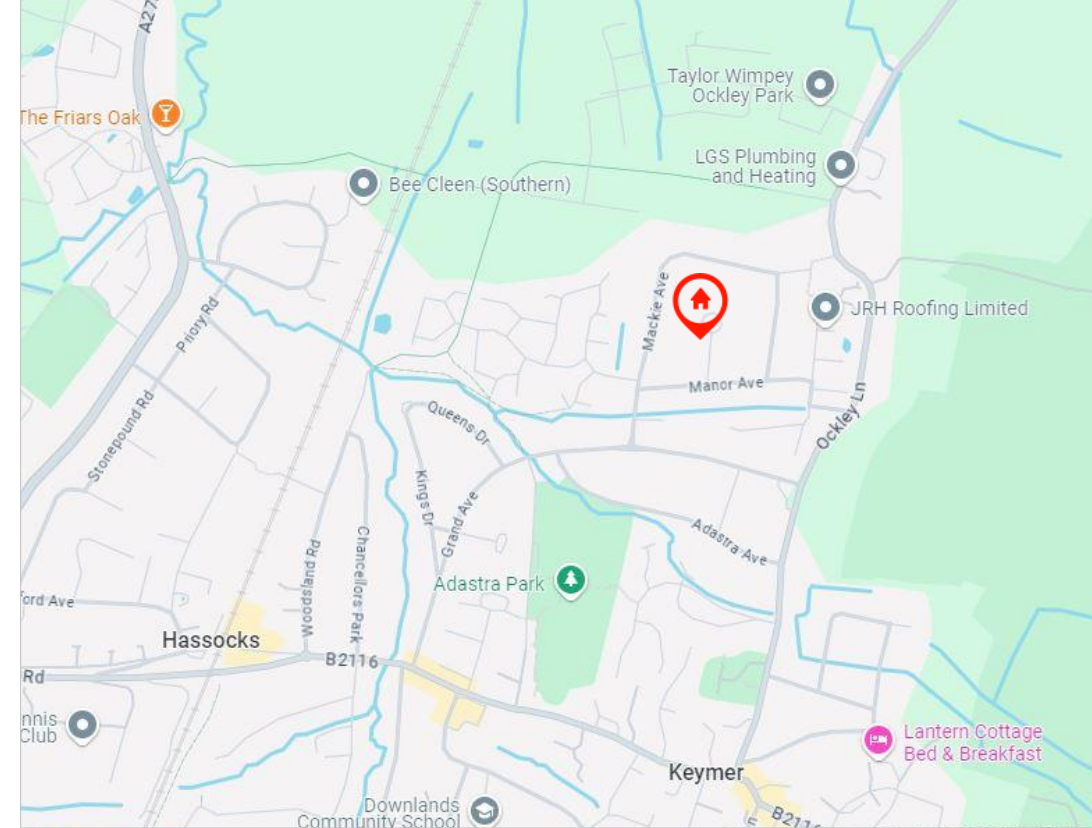
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Features

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Large Living Room
- Private West Facing Garden
- Off Street Parking
- Cul-de-sac Location
- No Onward Chain



View of The South Downs from nearby fields, Hassocks.



Location

Ann close is a grass lined avenue with a central green space maintained by the residents. The bungalow lies just off Manor Avenue approximately half a mile from the village centre. 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 (0.8 miles)
- Burgess Hill (2.2 miles)
- Brighton (9.3 miles)
- Gatwick Airport (21.8 miles)

Accommodation

Outside sentry light, PVCu leaded light double glazed front door.

ENTRANCE PORCH with shoe rack and coat cupboard.
Glazed door to;

HALLWAY Double radiator, central heating thermostat, hatch to loft with a boarded floor, electric light and aluminium loft ladder.

LIVING ROOM A larger than average room overlooking the rear garden. Radiator, double glazed door rear garden, doors to bedroom 3/study.

KITCHEN Fitted with medium oak effect kitchen furniture comprising a stainless-steel sink unit, three worktops and a range of base cupboards (including a carousel unit) and drawer and wall cupboard. 'Worcester' gas boiler for central heating and domestic hot water. Appliances include a dual fuel Range style cooker and 'LEC' refrigerator. TV point, ceramic tiling to two walls, glazed door to;

UTILITY ROOM Triple wall cupboards, 'Beko' full height freezer, 'Bosch' washing machine, 'Creda slimline simplicity' tumble dryer, glazed door to driveway, walk-in larder cupboard.





BEDROOM ONE With a bay window overlooking the front garden. Radiator, range of pine wardrobes with overhead cupboards, high-level display shelf. Two bedside strip lights.



BEDROOM TWO A double room overlooking the front garden. Full width range of fitted wardrobes having mirrored sliding doors. Radiator, two bed lights and strip light.

BEDROOM THREE/ STUDY Overlooking the rear garden, radiator, telephone point.



BATHROOM Fully ceramic tiled walls and fitted with a white suite comprising a full width bath having a side door. Fitted cupboard unit incorporating an inset wash basin and W.C., with concealed cistern. Swivel mirror and strip light/shaver point, heated towel rails, mirror fronted medicine cabinet.

SHOWER ROOM Fully ceramic tile walls and fitted with a white suite comprising a walk-in shower enclosure having a thermostatic shower and sliding glass access door. Pedestal wash basin, close couple toilet, swivel mirror with strip light/shaver point over, ladder style towel warmer, automatic extractor fan.



Garden & Parking

FRONT GARDEN A mature garden laid to block paving with several flower and shrub beds. A block paved path leads to the front door and there is ample of off-road **PARKING**. Plus, a shared block paved driveway with water tap and gate leading to;

A large West facing **REAR GARDEN** approximately 93'6" (28.45 m) by 33'9" (10.28 m). The garden is very private and laid to a spacious lawn, herbaceous border, apple and pear trees and mature shrubs. Adjacent to the property there is a raised paved terrace having an awning and light over. Ornamental pond with waterfall, outbuildings include cedarwood chalet (power & light supplied) aluminium greenhouse (in need of repair)

Additional Information

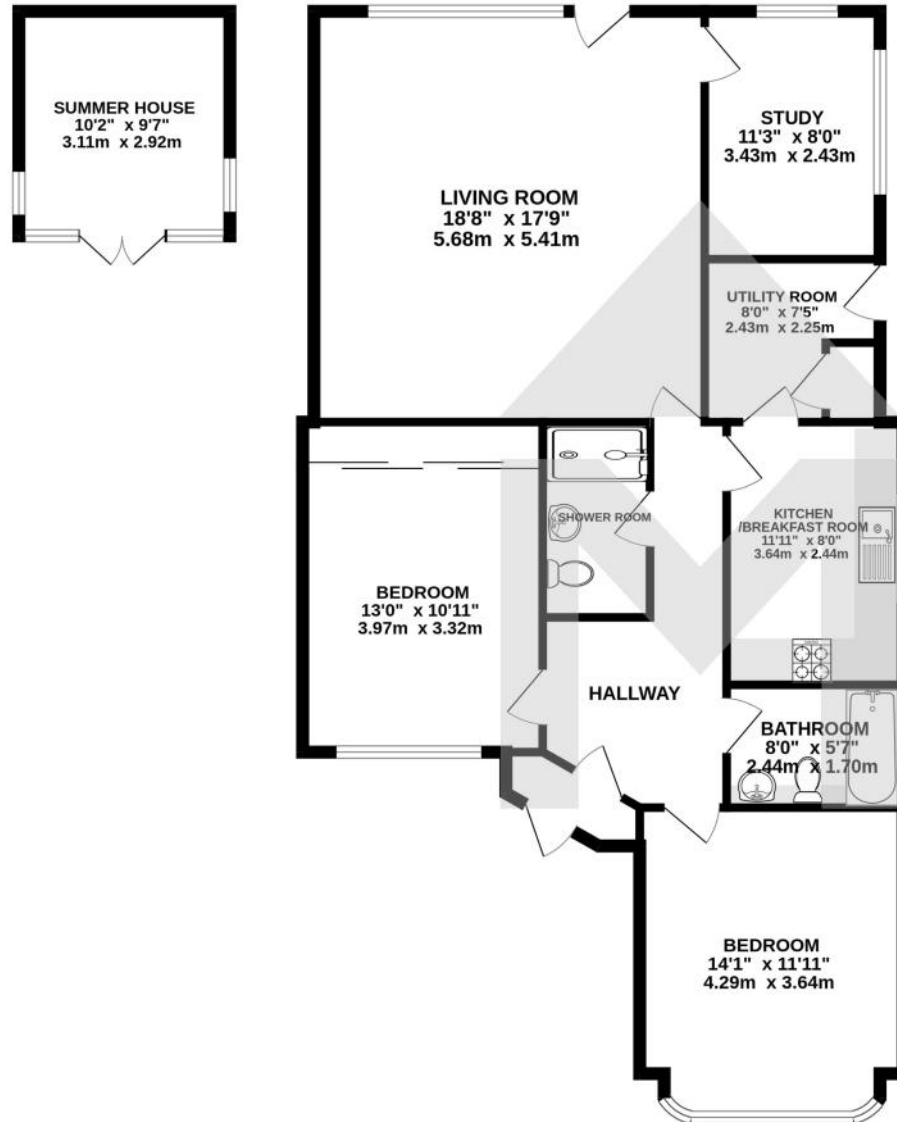
Council Tax Band: D



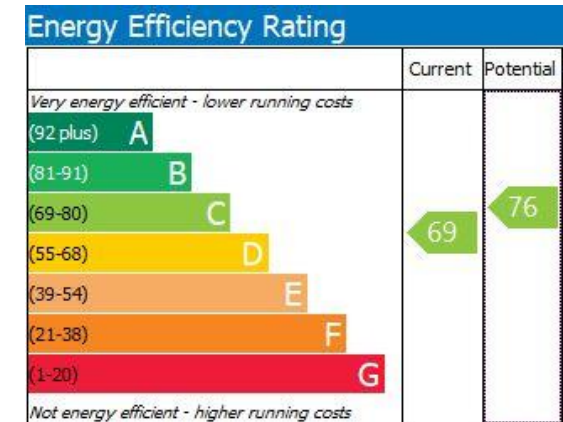


GROUND FLOOR 1101 sq.ft. (102.3 sq.m.) approx.

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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TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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