



**Bromley Close**

**Hassocks, West Sussex, BN6 8DQ**

**MARCHANTS**



# Bromley Close

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Fully refurbished and beautifully presented two-bedroom detached bungalow, located in a private close of just 6 bungalows, away from local traffic and in a pedestrian environment. Completely refurbished in 2022, to include a newly fitted contemporary kitchen, central heating system and boiler, rewired and updated electrics, double glazing, and finished to a high standard.

**£500,000**

MARCHANTS

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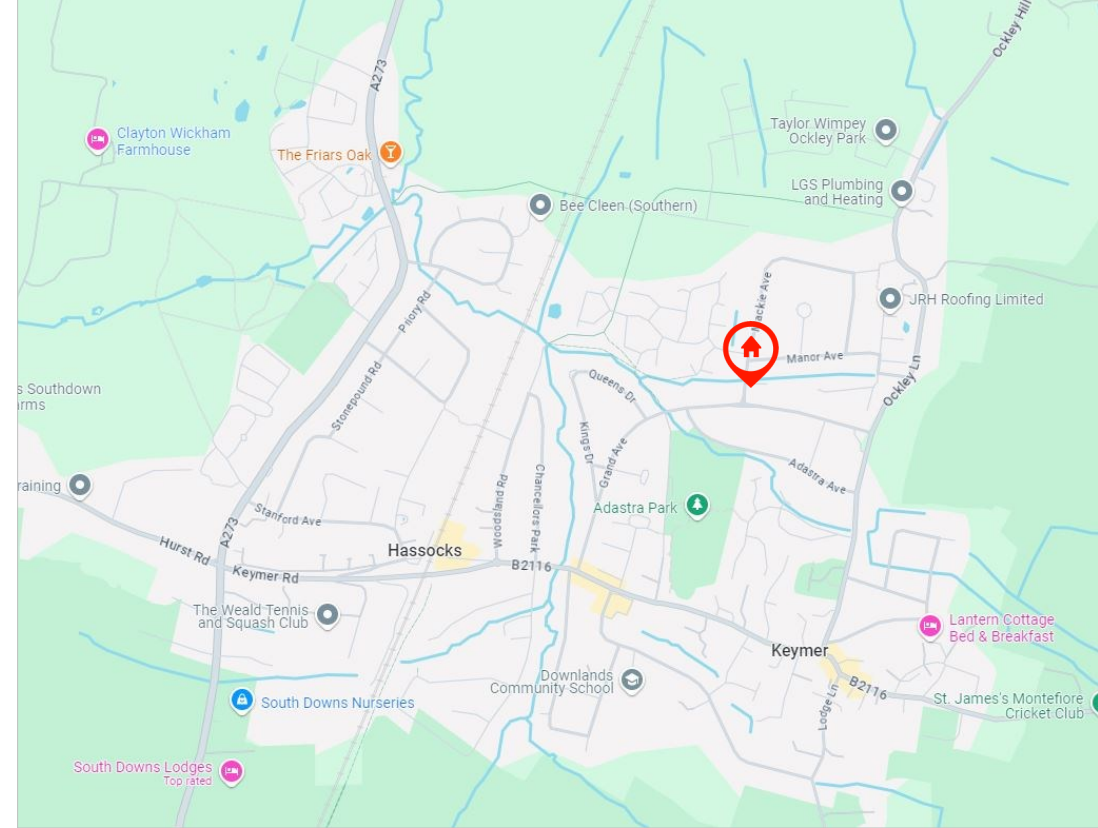
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## Features

- Detached Bungalow
- 2 Bedrooms
- Fully Refurbished
- Private Garden
- Garage
- Away from Traffic
- Pedestrian Environment
- Secluded Location



**View of The South Downs from nearby fields, Hassocks.**



## Location

In a private and secluded close with no passing traffic, just off Mackie Avenue and close to the junction with Grand Avenue, within proximity to the Thatched Inn family pub, Oldlands Mill and countryside pathways.

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 (0.7 miles)
- Burgess Hill (2.4 miles)
- Brighton (10.1 miles)
- Gatwick Airport (21.9 miles)



# Accommodation

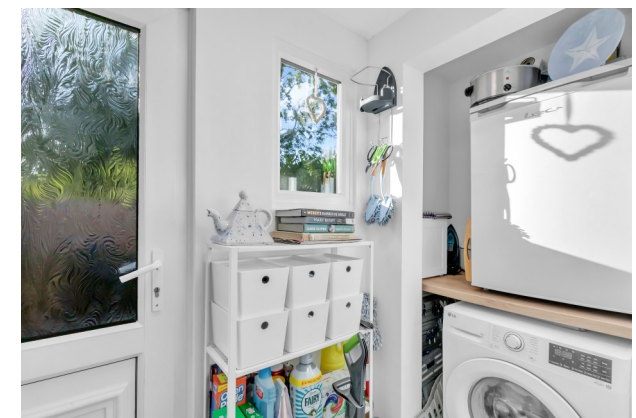
Outside courtesy light composite door with central diamond shaped glazed panel into entrance lobby. Patterned ceramic tiled floor, radiator, fitted coat hooks and wall mounted shoe cabinets.

**LIVING ROOM** A double aspect room with PVCu double glazed window with a front aspect, plantation shutter, parquet wood floor, fireplace with 'Oak' floating mantle, 'Dimplex' electric stove and tiled hearth and TV connection above ('Sky' satellite dish on external wall) PVCu double glazed window with a side aspect.

Sliding door to **KITCHEN** Fully fitted cabinetry in a light grey colour palette comprising wall and base units and drawers, one wall cupboard, integrated appliances include a 'Lamona' fridge freezer, and 'Lamona' slimline dishwasher, waist height built in 'Bosch' oven and microwave oven above, inset 'Butler' style ceramic sink with mixer tap and drainer. Composite worksurfaces, patterned decorative tiling to splash back areas. Further, wall mounted storage cupboard a. Recessed downlights and under unit mood lighting. LVT 'Wood' effect flooring. PVCu double glazed window with a rear aspect over the garden.

Door to; **UTILITY ROOM** Wall mounted consumer unit, space for washing machine and tumble dryer, fitted shelf, radiator and wall mounted coat hook and shelf. LVT 'Wood' effect flooring. PVCu door to side access.

**INNER HALLWAY** Built in storage cupboard and further







storage above. Wall mounted 'Google Nest' heating controls. Hatch to loft, partly boarded, light, and two windows for borrowed light.

**BEDROOM ONE** PVCu double glazed window with plantation shutter and front aspect, radiator and built in double wardrobe.

**BEDROOM TWO** A double bedroom with built in double cupboard housing 'Valliant' combi boiler (can be turned back into wardrobe), PVCu double glazed window with a rear aspect.

**SHOWER ROOM** Walk in glazed shower enclosure with 'Grohe' thermostatic mixer tap and apparatus. Fitted vanity unit with storage cupboards, inset ceramic handbasin and electric toothbrush charging point (or shaver connection) above, 'back to the wall' toilet and laminate worksurface over. Radiator, wall mounted towel rail and fitted wall mounted hooks. Recessed downlights, fully ceramic tiled walls, LVT 'Wood' effect flooring. PVCu double glazed window





# Accommodation

Driveway to garages, block of seven, pedestrian access with a communal pathway leading to individual bungalows.

**FRONT GARDEN** Laid to lawn, established shrubs and decorative stone, water butt and external electric power point. Downlights within the soffits with remote controlled switch. Timber gate to:

**SIDE GARDEN** Timber storage shed, Indian sandstone patio with a west aspect.

**REAR GARDEN** Paved patio area and lawn, brick path to timber summer house, external electric power point. Downlights within the soffits. Established shrubs, water storage butts. Close board timber fencing surrounds the boundary.

**GARAGE** New garage door fitted 2022.

Timber built **SUMMER HOUSE** and timber shed.



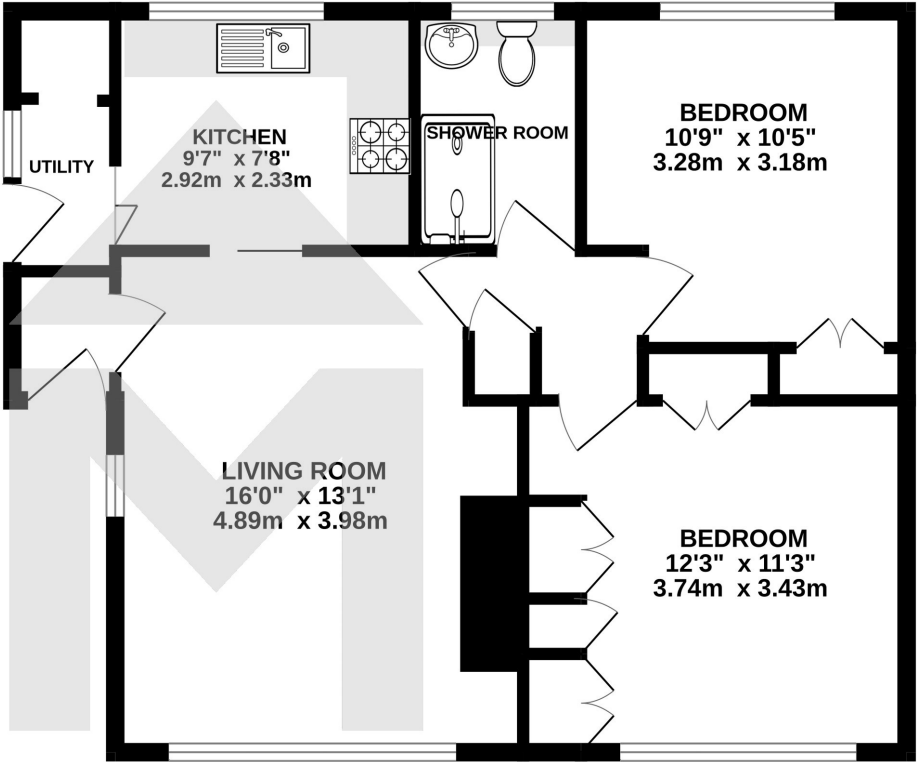
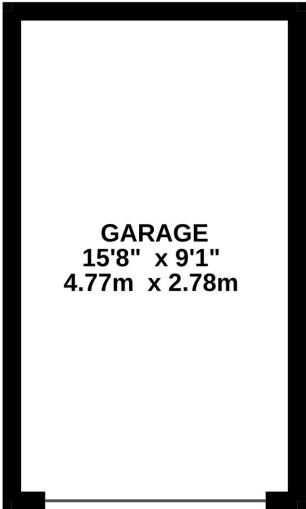






# Floorplan

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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Council Tax Band: D

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

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