



**Highlands Close**

Hassocks, West Sussex, BN6 8LD

**MARCHANTS**

# Highlands Close

---

A two double bedroom semi detached bungalow, situated at the far end of this sought after cul-de-sac location, close to Hassocks health centre, schools and shops. A twitten located at the top of Willowbrook Way connects directly to the Keymer Road and leads to the nearby shops. Own driveway and a garage. The property would benefit from some updating and is offered to the market with **no onward chain**.

**£475,000**

**MARCHANTS**

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

[www.merchantsestateagents.co.uk](http://www.merchantsestateagents.co.uk)

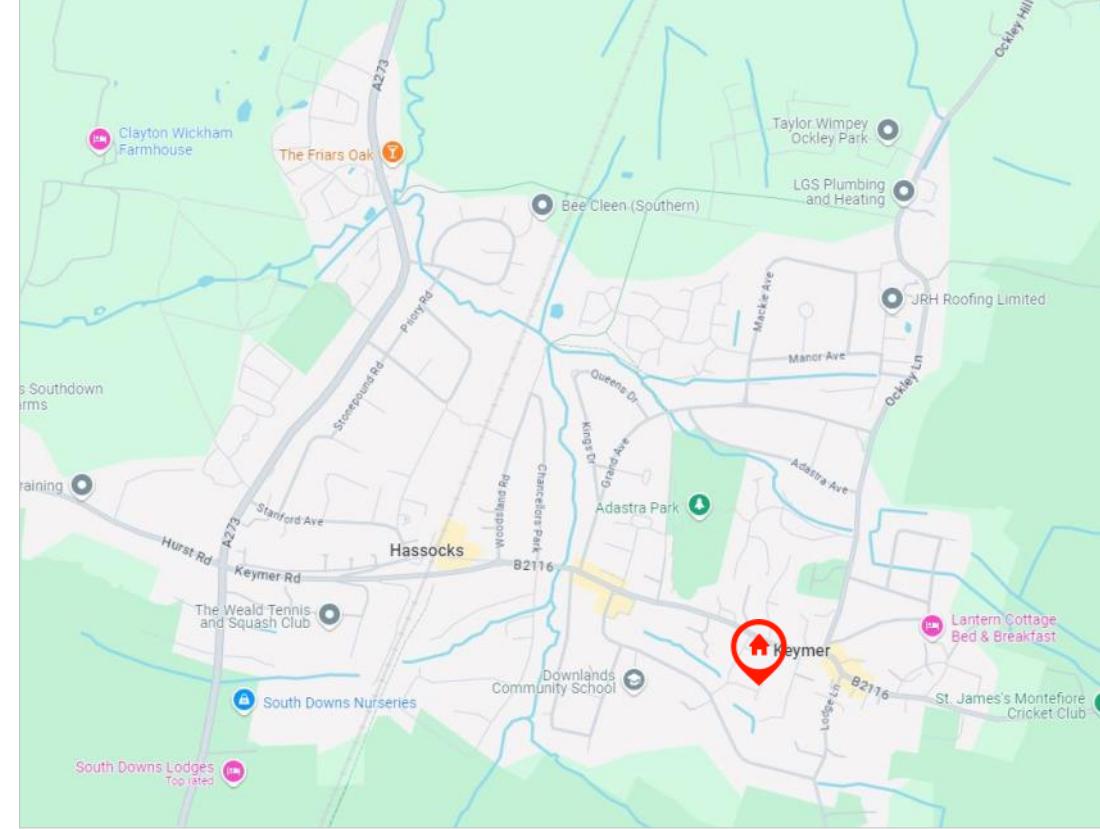


## Features

- Semi-Detached Bungalow
- Two Double Bedrooms
- Detached Garage and Own Drive
- Cul-De-Sac Location
- Front and Rear Garden
- Scope to Update and Extend (STNC)
- No Onward Chain
- Close to Schools and Short Walk to Village Centre



View of The South Downs from nearby fields, Hassocks.



## Location

Highlands Close is ideally placed, being close to Windmill Junior School and Downlands School. Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities just a short walk from the property. These 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 (2.8 miles)
- Brighton (8.5 miles)
- Gatwick Airport (19.4 miles)

# Accommodation

Pathway to front porch, light and timber door into ;

**HALLWAY** Cupboard housing electricity fuse unit, room thermostat, built-in cupboard with slatted shelf. Radiator, hatch to loft and Vaillant boiler.

**LIVING ROOM** Window with an East aspect over the rear garden and door onto patio. Radiator, wall light, serving hatch from kitchen.

**KITCHEN** Window with an East aspect over the rear garden and door onto patio. Fitted cabinetry to include base and wall mounted units with laminate work surface over and inset stainless steel sink and drainer, space for free standing cooker and extractor over, spaces for washing machine, slimline dish washer and fridge freezer, serving hatch to living room. Built-in larder with shelving. Tiling to splash back areas and vinyl flooring.

**BEDROOM ONE** (currently used as a dining room) A spacious double bedroom with a West aspect over the front garden, radiator and wall lights.

**BEDROOM TWO** A spacious double bedroom with a West aspect over the front garden, fitted furniture to include two double wardrobes, dressing table with drawers under and a mirror over, radiator.

**BATHROOM** A spacious area with a white suite comprising close coupled toilet, pedestal hand basin, panel enclosed bath with hair rinse attachment and shower curtain and rail over. Two mirror fronted medicine cabinets.



## Garden & Parking



**FRONT GARDEN** West facing, with low level boundary wall, laid to lawn with established shrubs, pathway and driveway leading to the detached garage.

**OWN DRIVEWAY** Off road parking for numerous vehicles leading to:

Detached **GARAGE** with up and over door, light and power. Rear window.

**REAR GARDEN** East facing. Pathway and patio leading to a lawned garden with established shrubs, secluded paved area for outdoor dining.

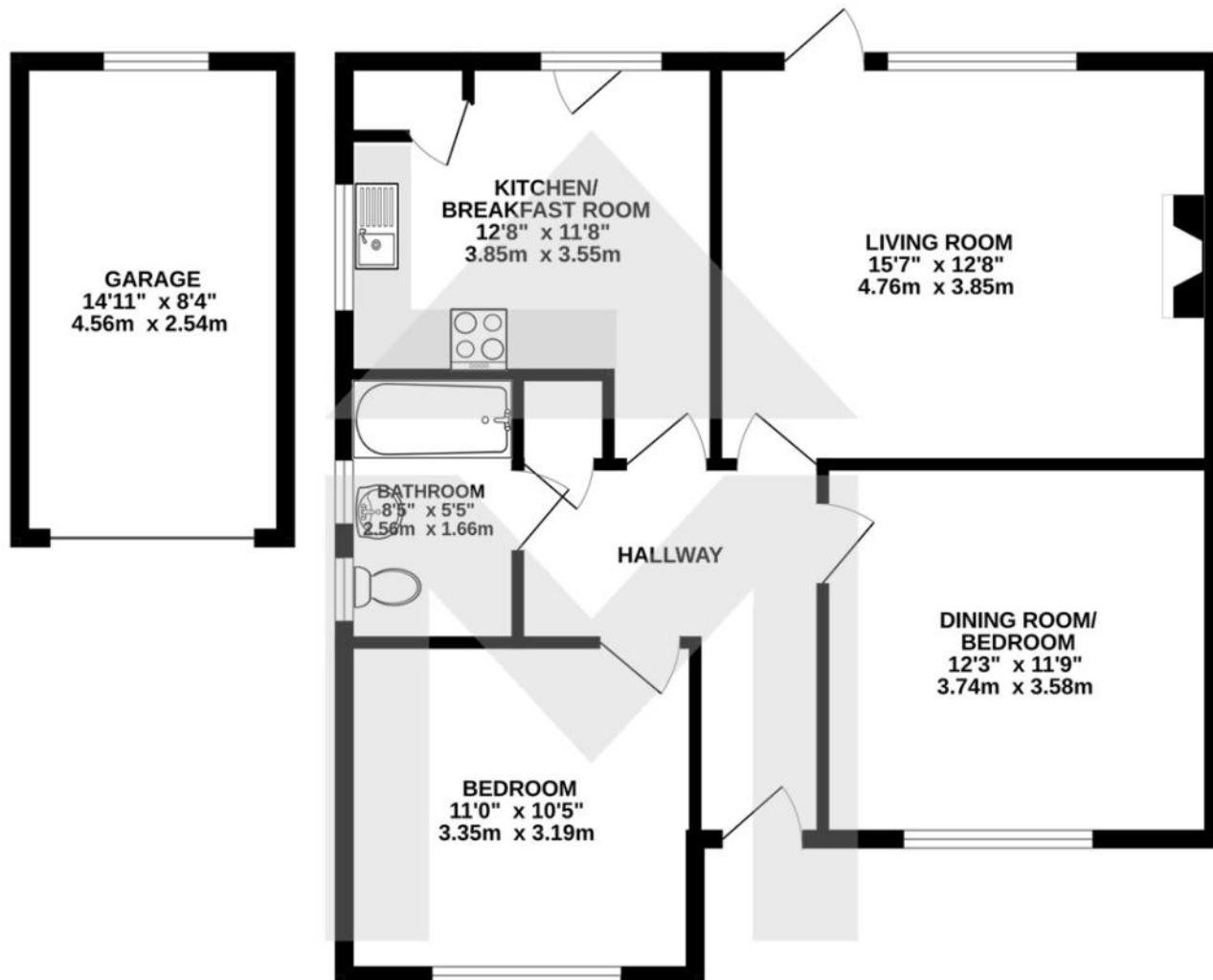
## Additional Information

**Council Tax Band: D**



# Floorplan

## GROUND FLOOR 832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

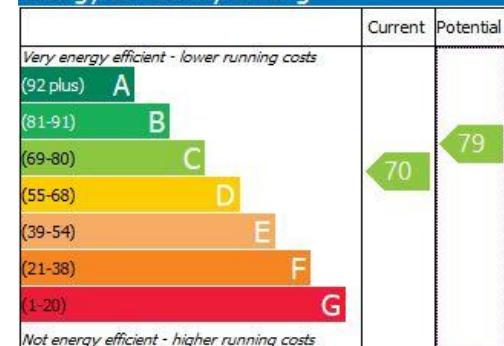
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for advertising purposes only and should be used 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

**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.

4867/8HIGCL/S1/MMXXV0813

### Energy Efficiency Rating



# MARCHANTS

01273 843333

[info@merchantsestateagents.co.uk](mailto:info@merchantsestateagents.co.uk)

[www.merchantsestateagents.co.uk](http://www.merchantsestateagents.co.uk)