



Wilmington Close

Hassocks, West Sussex, BN6 8QB

MARCHANTS

Wilmington Close

A beautifully presented detached house which has received lavish attention by the present ownership with many features including an open plan living area incorporating a dining area and a luxury fitted kitchen. Cloakroom, spacious shower room with a walk-in shower, built-in wardrobes in all three bedrooms oak finished internal doors and a private and well planned rear garden.

£625,000

MARCHANTS

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

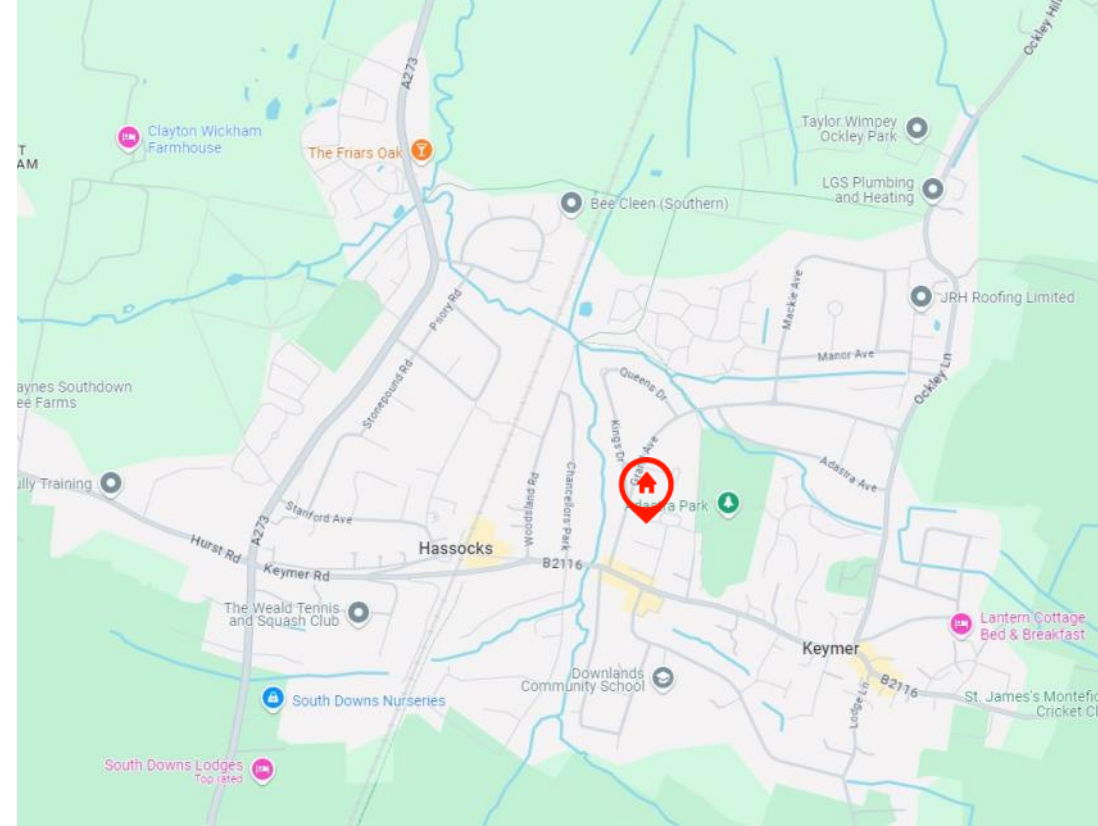
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Features

- Detached House
- Three Bedrooms with Built in Wardrobes
- Open Plan Living Room with Bifold Doors to Rear Garden
- Luxury Kitchen with Appliances
- Double Glazing Throughout
- Beautiful Decorative Condition
- Garage and Rear Access
- Close to Village Centre and Local Park



Adastra Park, just a short walk from the property and home to a skate park, tennis courts, play park, village hall, sports fields, bowls club and cricket pavilion.



Location

Wilmington close lies just off the Keymer Road shopping area and a path leads to Adastra Park, which provides many sporting opportunities as well as a children’s play area. 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 (0.4 miles)
- Burgess Hill (2.8 miles)
- Brighton (9.1 miles)
- Gatwick Airport (21.1 miles)

Accommodation

At the front of the property there is a canopied porch with two oak support pillars, outside light and PVCu door to;

ENTRANCE LOBBY Wood affect LVT flooring, designer radiator, recessed meter cupboard, built-in shelved cupboard housing a consumer unit and gas meter.

CLOAKROOM Fitted with a modern suite comprising W.C, with concealed cistern, wash basin with mixer taps, high-level double wall cupboard, LVT flooring.

A spacious **OPEN PLAN ROOM** with LVT flooring and comprising.

LIVING AREA South aspect, polished stone feature fireplace with a remote-controlled real flame gas convector fire. Three designer radiators, window shutters, two wall lights, central heating thermostat, 'Hive' heating controls, stairs rising to first floor.

DINING AREA A double aspect area with bifold doors opening into the rear garden.

KITCHEN AREA Overlooking the rear garden and fitted with an excellent range of 'Howdens' handleless matt navy blue cabinetry comprising two sparkle quartz worktops plus a good-sized peninsula breakfast bar. Range of base cupboards, wide pan drawers, pull out larder store and a cupboard housing a 'Worcester' gas central heating boiler. Integrated appliances include 'AEG' oven and grill, 'Bosch' induction hob with a decorative glass backplate and extractor chimney over, 'Bosch' washing machine, 'Miele' dishwasher, twin bowl stainless steel sink. Space for a fridge freezer, recessed downlights, double glazed PVCu side door.





FIRST FLOOR

LANDING High level window, built-in airing cupboard housing a hot water cylinder, fitted immersion heater and slatted shelving.

BEDROOM ONE A spacious room, two radiators, built-in double wardrobe, two wall lights, TV point.

BEDROOM TWO Overlooking the rear garden and greenery beyond. Radiator, built-in double wardrobe.

BEDROOM THREE View as from bedroom two. Radiator, built-in double wardrobe, hatch to loft.

SHOWER ROOM Fitted with a white suite comprising a fully tiled walk-in shower enclosure having a thermostatic shower and rainfall shower. Vanity wash hand basin with mixer taps and drawers under, close coupled W.C. period style radiator, LVT flooring, illuminated mirror, recessed downlights.



Garden and Patio Area

The property is reached on foot beside a communal lawned area.

FRONT GARDEN Laid to lawn with flower beds and a paved section.

REAR GARDEN A very private garden having a generous full width porcelain paved patio ideal for outside entertaining. The patio extends to 2 sides of the property, one of which houses a compact aluminium greenhouse whilst at the other side there is a water tap and side path leading to the front. Beyond the patio there is a neat lawn and well stocked herbaceous borders having many specimen plants and a rear gate opens onto the rear service road.

GARAGE With power and light, rear window, personal door to rear garden and up and over door approached by a rear service road.

Additional Information

N.B. There is a residents Association that maintains the common areas. Currently £145pa (2025)

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
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

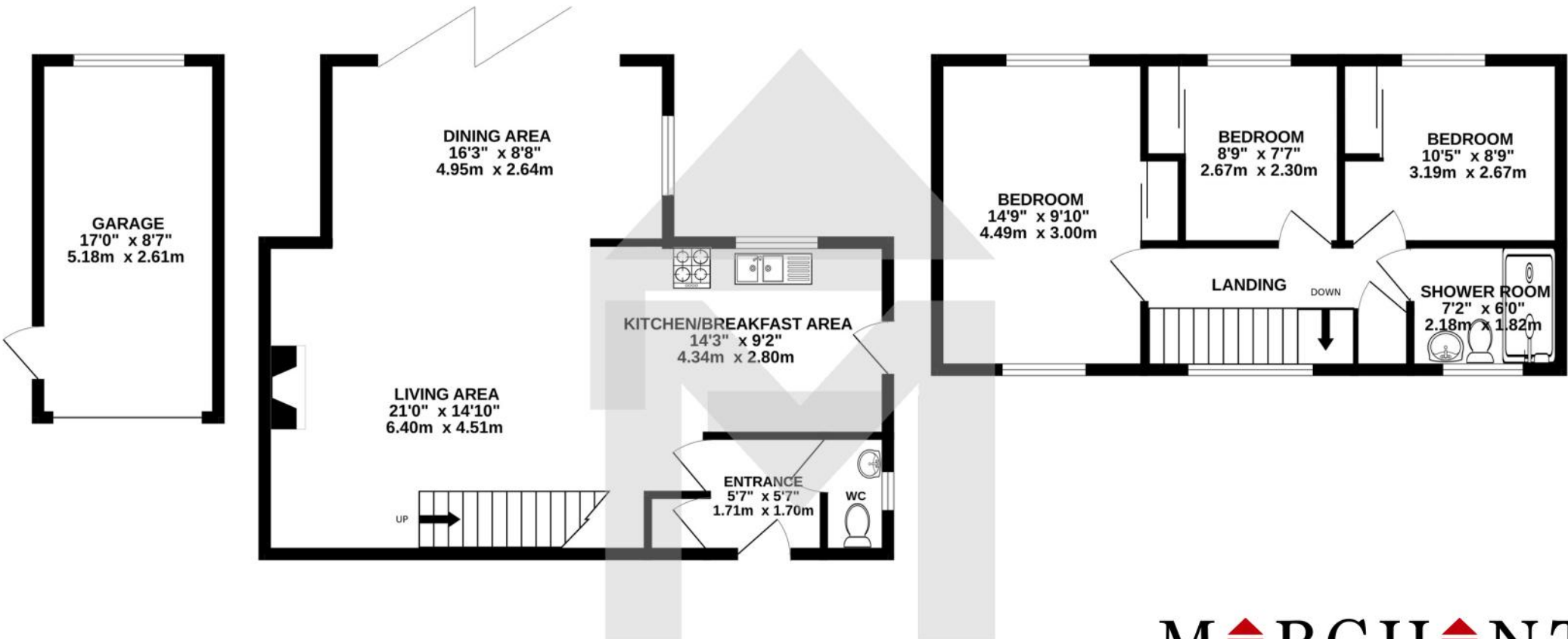


Floorplan

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.
4872/28WIL/PG/BAG/MMXXV0812

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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