



Hassocks Gate

Hassocks, West Sussex, BN6 9ZH

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Hassocks Gate

A three-bedroom mid terraced house situated in the Saxon Mills development, built in 2020 with tasteful decorative order throughout. Features include a west facing living room and rear garden, fitted kitchen with appliances, cloakroom, ensuite shower room, bedroom wardrobes and allocated parking for two vehicles.

£425,000

MARCHANTS

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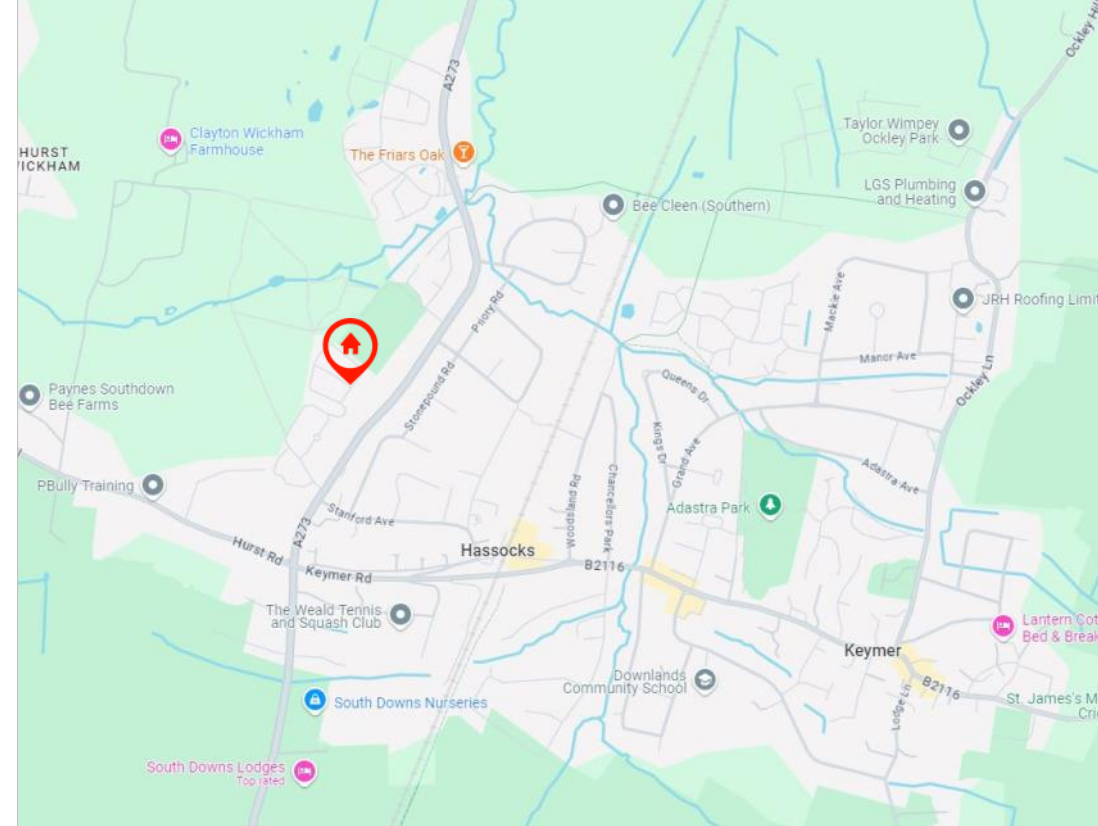
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Features

- Mid Terraced House
- Three Bedrooms
- Ensuite Shower Room
- Kitchen/Breakfast Room
- Built in 2020
- Allocated Parking
- Remaining NHBC Warranty
- Walkable to Mainline Station



The property is within walking distance of London Road Recreation Ground, the Friars Oak Pub and nearby countryside walks.



Location

This well presented property is in easy walking distance of the railway station plus a recreational park and open countryside walks, both being within a two-minute walk.

Hassocks is a vibrant village and a friendly community which provides an excellent array of local amenities, including a variety of shopping facilities, eateries, a post office, health centre, and schools for all age groups. Adastra Park, 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 mainline 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 (0.5 miles)
- Burgess Hill (2.6 miles)
- Brighton (8.6 miles)
- Gatwick Airport (22.3 miles)

Accommodation

Part glazed front door with security peep hole and opening into:

HALLWAY Radiator, LVT flooring, built-in coat cupboard. Digital thermostat, stairs rising to first floor.

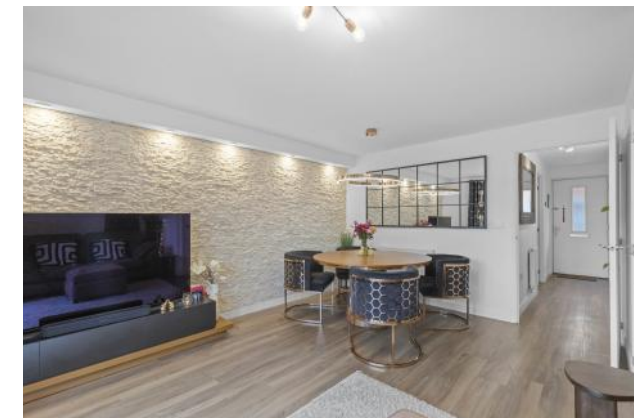
CLOAKROOM White suite comprising a close coupled W.C., pedestal wash basin with mixer tap and ceramic tiled splashback. Radiator, LVT flooring and automatic extractor fan.

LIVING ROOM A west facing room having a pair of double-glazed doors opening onto the rear garden. Two radiators, walk in storage cupboard. Feature stone tiled walls with recessed downlights over. TV aerial point.

KITCHEN/BREAKFAST ROOM Overlooking the front and fitted with white laminate kitchen furniture comprising an 'L'-shaped granite worktop with inset one and a half bowl sink with mixer tap. Excellent range of base cupboards, drawers and wall mounted cupboards, one of which houses an 'Ideal' gas combi boiler. Fitted three quarter height storage cupboard and adjacent 'Zanussi' fridge/freezer. Other 'Zanussi' appliances include a dishwasher, washer/dryer, electric oven with ceramic hob and extractor over. Radiator, Plantation shutters, spotlight track. Ceramic tiled splashback, mood lighting under wall cupboards.

Carpeted stairs lead to FIRST FLOOR.

LANDING Radiator, spotlight track, built in storage cupboard. Hatch to loft with part boarded floor, electric light and aluminium ladder.





BEDROOM ONE Radiator, plantation shutters, fully carpeted floor, double wardrobe, shelves and two single wardrobes. Door to: **ENSUITE SHOWER ROOM** Comprising a tiled shower recess enclosed by a concertina glazed door and fitted with a 'Mira' electric shower. Vanity wash basin with mixer tap and pop-up waste with two drawers under and ceramic tiled splashback. Close coupled W.C., radiator, electric shaver point, LVT flooring. Metal shelf for towels. Extractor fan.

BEDROOM TWO Range of wardrobes including a mirrored section, radiator, plantation shutters, spotlight track and carpeted floor.

BEDROOM THREE Radiator, plantation shutters, carpeted floor and spotlight track.

BATHROOM White suite comprising a bath in a fully tiled recess having a mixer tap and pop-up waste, thermostatic shower and pivoting glazed shower door screen. Pedestal wash basin with mixer tap, pop-up waste and ceramic tiled splashback. Close coupled W.C., LVT flooring, extractor fan. Radiator, metallic towel shelf and tiled toiletry shelf.



Garden & Parking

FRONT GARDEN A narrow garden laid to Astroturf with a central path and shrub border.

REAR GARDEN Facing west and fully enclosed by panel fencing. There is a generous composite patio, lawn, timber shed and gate leading to the communal parking area. Water tap, outside lighting.

ALLOCATED PARKING SPACE For two vehicles.

Additional Information

ESTATE SERVICE CHARGE: £264.66pa (paid in 6 monthly instalments). Grounds maintenance.

ESTATE MANAGEMENT: First Port Management.

Council Tax Band: D



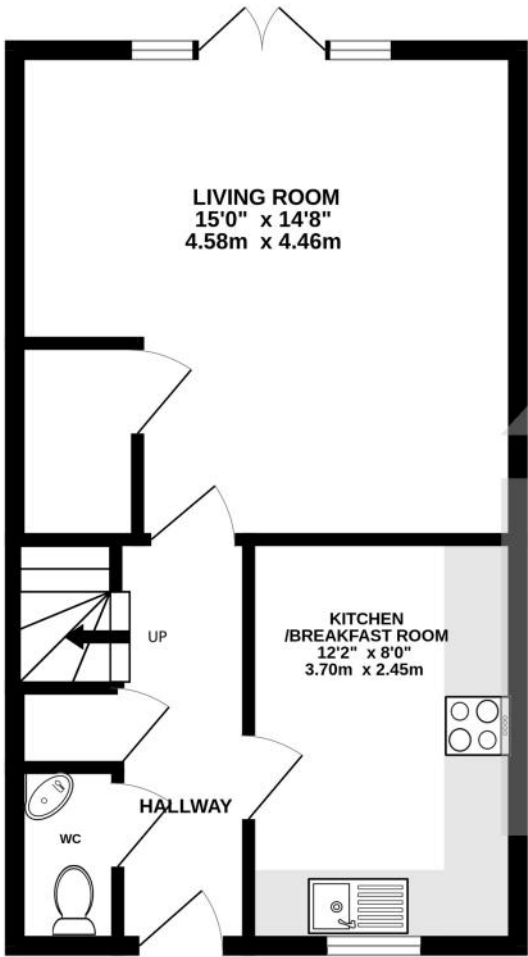
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



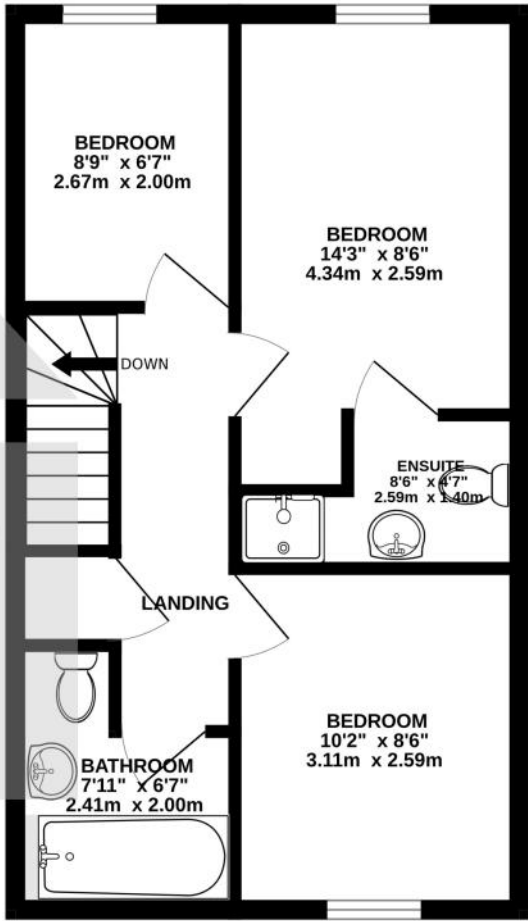


Floorplan

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



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 : 803 sq.ft. (74.6 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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