



Birch Way

Hassocks, West Sussex, BN6 8YJ

MARCHANTS

Birch Way

A deceptively spacious and modern four bedroom end of terrace house, with a bright and airy principal bedroom suite and a living area extended to create a kitchen/diner living space and finished to a high contemporary level. Located within easy reach of the Village amenities and Main Line Station.

£535,000

MARCHANTS

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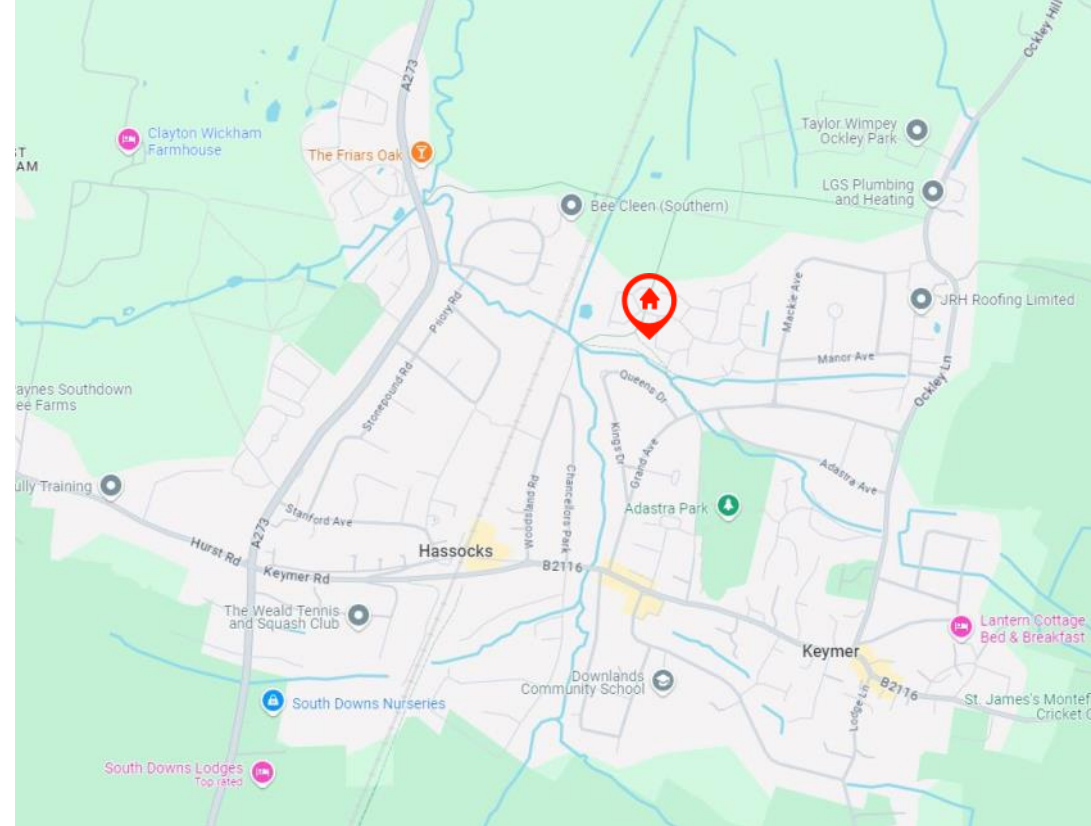
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Features

- Extended in 2019
- Contemporary Finish
- 4 Bedroom Home
- Principle Bedroom with Luxury En Suite
- Kitchen/Diner Living Space
- Separate Living Room
- Garage & Drive
- Shortcut to Village & Mainline Station



Clayton Mills Play Park



Location

Located on Birch Way and close to the tree lined communal grounds and the pathway which links the development to the village, schools and mainline station.

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. miles)
- Burgess Hill (2.6 miles)
- Brighton (9.4 miles)
- Gatwick Airport (19.2 miles)

Accommodation

Front entrance with canopied porch, outside courtesy light and composite door into:

HALLWAY Radiator, lobby area cloakroom, radiator, electric consumer unit.

LIVING ROOM Stairs rising to first floor, two radiators, internet and TV connection and an east aspect.

KITCHEN/DINER LIVING SPACE Fitted 2019, with graphite grey gloss base and wall mounted units and glass fronted display cabinets, complementary granite worktop and upstand, inset one and half bowl composite sink with 'Franke' four in one tap, offering boiled, filtered, hot and cold water, and 'Incinerator Evolution' waste disposal unit, integrated 'Bosch' dishwasher. Built in unit housing and space for American style fridge freezer. A large central island/breakfast bar with granite worktop and flush fitted 'Whirlpool' multi zone induction hob with 'Luxair' extractor and downlights, remote controlled, and 'Samsung' electric oven under. Upright designer style radiator and wood effect LVT flooring, recessed downlights. **DINING AREA** With space for freestanding bench seating and table, multi coloured light pendant over, glass rooflight with multi colour beaded light display. Triple Bi fold doors leading to garden.

DOOR TO W.C., white suite with two in one wash basin and toilet.

First Floor

LANDING Hatch to loft, boarded and accessed by aluminium ladder. Airing cupboard, hot water cylinder and with slatted shelving.





FAMILY BATHROOM A white suite with 'P' shaped bath, mixer taps and concealed thermostatic 'Milan' shower tower with multiple shower jets and separate hair rinse attachment over, curved glazed shower screen, tiled enclosure with complementary mosaic feature. Close coupled toilet, hand basin into built in vanity unit, shaver socket and laminate flooring.



PRINCIPLE BEDROOM SUITE Spacious lobby area/study into a bright and airy double aspect bedroom. Upright designer style radiator, recessed downlights, west aspect, 'Sphere' wall thermostat. 'Oak' sliding door into: **EN SUITE** Walk-in shower with 'Francis Peglar' thermostatic concealed valve, rainfall shower head and separate hair rinse attachment, with fixed glazed panel. Back to the wall toilet into vanity unit with quartz display top and countertop hand basin, illuminated mirror above (Not included). Whirlpool 16 jet spa bath with 'Francis Peglar' thermostatic controlled taps. Ladder style towel warmer. Underfloor heating 'Wood' effect tiled floor and matching wall panelling. **DRESSING AREA** Two double wardrobes with 'Wood' effect sliding doors (Not included).



Accommodation continued

BEDROOM TWO East aspect, Radiator. Wardrobe (Not included).

BEDROOM THREE West aspect, radiator. Double wardrobe (Not included)

BEDROOM FOUR East aspect, radiator.



Garden and Patio Area

FRONT GARDEN A narrow strip and easily maintained, laid with slate chippings. Meter cabinets.

REAR GARDEN West aspect, paved patio area, wall light and further lighting set into soffits, outdoor electric sockets. Brick built raised planters and garden laid to lawn. Timber boundary fencing and side gate.

GARAGE Attached with 'Gliderol' automated roller door, 'Potterton' boiler, and utility area with base mounted cabinets and laminate worktop over, inset stainless steel sink, space for washing machine, light and power with rear door into the garden.

Additional Information

NB. Clayton Mills is a private estate managed by **Pembroke Property Management** who presently levy a charge of **£428.00pa** for the upkeep of the communal areas.

Council Tax Band: F

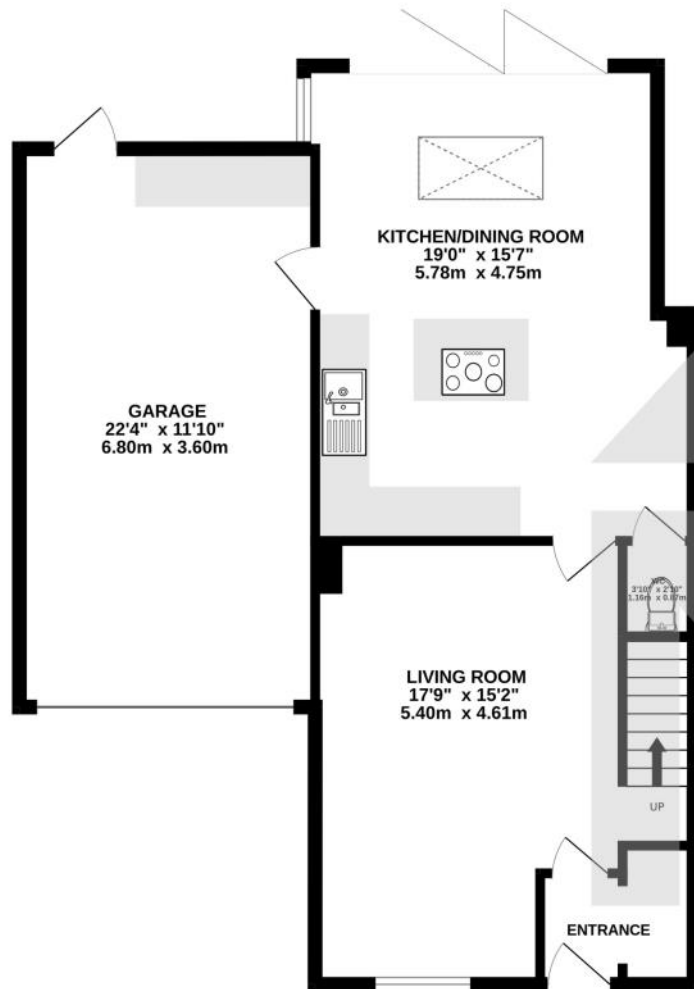


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

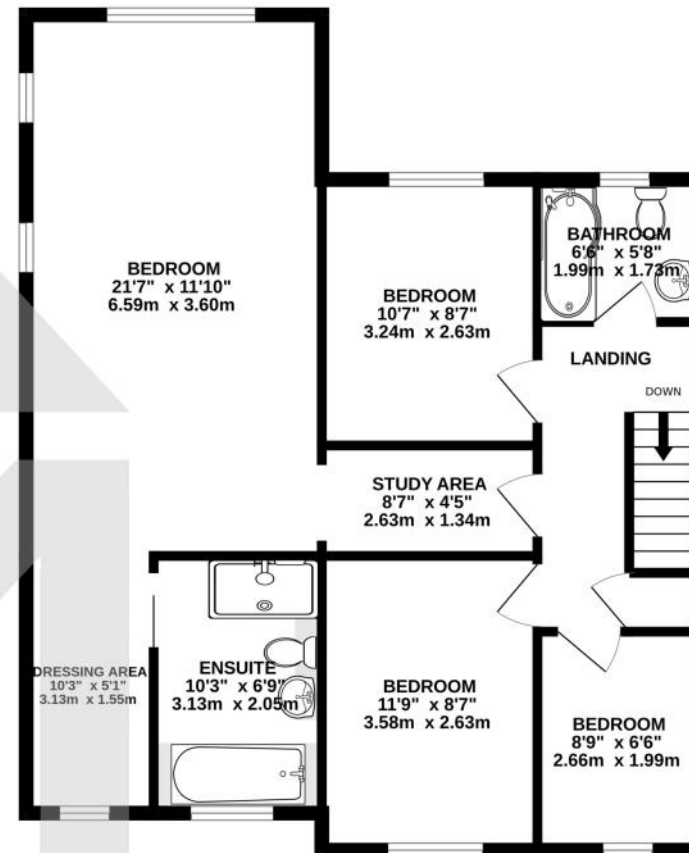


Floorplan

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 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 : 1579 sq.ft. (146.7 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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