



Semley Road

Hassocks, West Sussex, BN6 8PD

MARCHANTS

Semley Road

A character Tudor style semi-detached house with a beautiful 150 foot (45.72m) long landscaped rear garden. The property boasts four bedrooms, family bathroom with a shower, a separate shower room, spacious living /dining room, an extended kitchen/ breakfast room and a garage with its own drive.

**Offers in the Region of
£875,000**

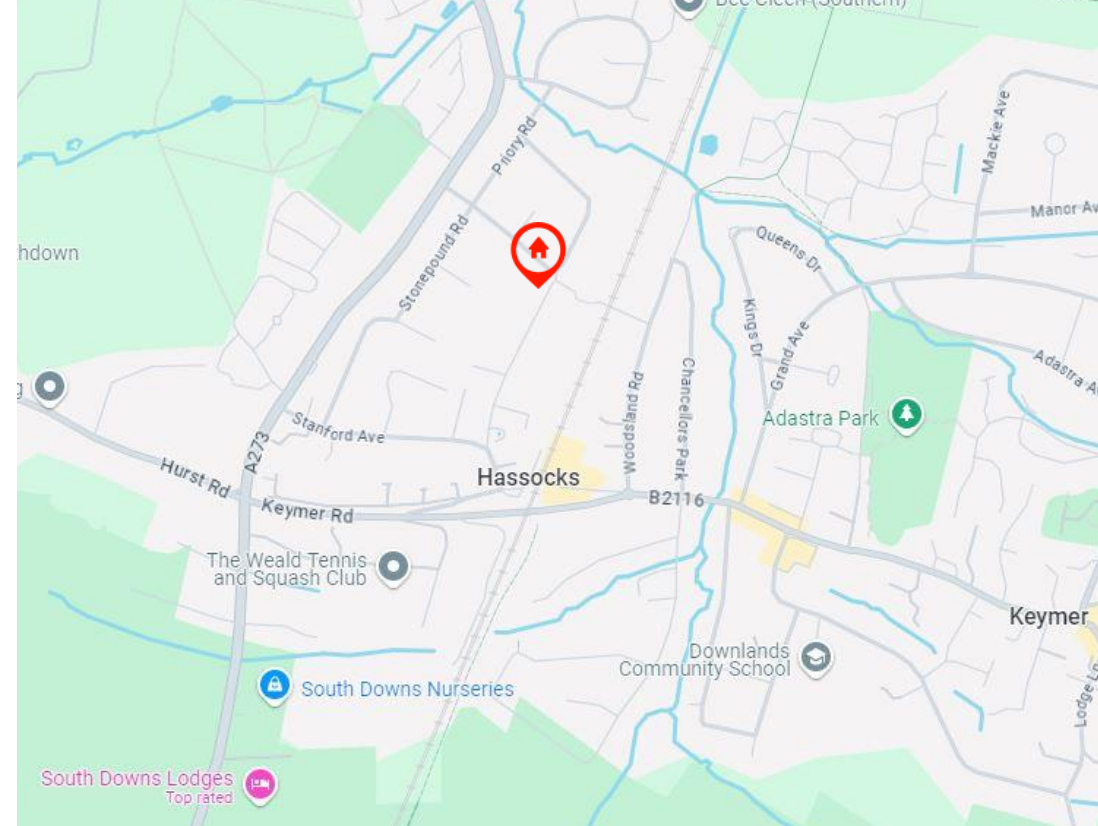
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Features

- Semi-Detached House
- Four Bedrooms
- Two Bathrooms
- Large Kitchen/Breakfast Room
- Beautiful 150' Garden
- Garage with Own Driveway
- Potential to Further Extend (STNC)
- Cul-de-sac Location



Location

Semley Road is a highly sought after avenue comprising prestige homes and being very walkable to the mainline railway station and schools.

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 (approx. 1 hour by train 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 (0.2 miles)
- Burgess Hill (2.9 miles)
- Brighton (8.4 miles)
- Gatwick Airport (19.1 miles)



Stunning views of the South Downs from nearby fields, Hassocks.

Accommodation

Outside lantern light, a pair of PVCu double glazed doors open into;

ENTRANCE PORCH Fully enclosed with ceramic tiled floor, light, coat rack, exposed beam ceiling, entrance door with glazed panel and PVCu double glazed windows giving borrowed light to;

HALLWAY Double radiator, central heating thermostat, built-in coat cupboard, under stairs cupboard, telephone point, picture rail, attractive turned staircase rising to first floor.

LIVING/DINING ROOM A spacious room with an east and west aspect overlooking the front and rear gardens. Originally two rooms and retaining two doors. Two double radiators, feature stone open fireplace with polished wood mantle, picture rail, fitted display shelf and cupboard in chimney recess. Two wall lights, double glazed French doors to rear garden.





KITCHEN/BREAKFAST ROOM An extended double aspect room overlooking the rear garden. There is a generous peninsula worktop/breakfast bar having an inset moulded sink with mixer taps and vegetable drainer. There are two further worktops and a good range of cabinetry including base cupboards, drawers and wall mounted cupboards. Part timber clad ceiling with downlights, tiled splash areas, built in shelved cupboard plus a further walk-in shelved cupboard with internal light. Additional built-in larder. Appliances include 'Neff' electric oven and grill and 'Indesit' refrigerator. Space for fridge/freezer, washing machine, tumble dryer and dishwasher. Vinyl flooring, double radiator, fitted roller blinds, 'Vaillant' gas fired boiler for central heating and domestic hot water, PVCu double glazed door to rear garden and door to;

SHOWER ROOM Fitted with a tiled shower enclosure, thermostatic shower and accessed by a concertina glazed door. Wash basin with mixer taps and independent water heater below, door to; W.C., with close coupled toilet, vinyl flooring.



Accommodation Continued

FIRST FLOOR LANDING A spacious L-shaped area with built in airing cupboard housing an insulated hot water cylinder, fitted immersion heater, slatted shelving, electric consumer unit and central heating programmer.

BEDROOM ONE Overlooking the rear garden. Radiator fitted double shelved cupboard and fitted double wardrobe with storage cupboards over. Picture rail.

BEDROOM TWO Front aspect, double radiator, two double fitted wardrobes, narrow shelved cupboard and two high-level cupboards, picture rail, further built-in shelved storage cupboard.

BEDROOM THREE An L-shaped room overlooking the rear garden. Double radiator.

BEDROOM FOUR Overlooking the rear garden, radiator, picture rail.

BATHROOM Fitted with a white suite comprising bath with chrome hand grips, mixer taps and hand shower attachment. Quadrant glazed shower enclosure with a 'Bristan' electric shower and curved glass door. Pedestal wash basin, radiator, vinyl flooring, fully ceramic tiled walls, door to; W.C., with a close coupled toilet, part ceramic tiled walls and vinyl floor.





Garden and Patio Area

ATTACHED GARAGE With door to side path, light and power, some stage shelving and workbench. Up and over door approached by an own block paved driveway.

FRONT GARDEN A neat east facing garden being partly walled and having a lawn, flower and shrub beds and a mature magnolia tree. To one side a block paved path leads to a gate opening onto;

REAR GARDEN The west facing garden is a particular feature of the property. It measures approximately 150'(45.72m) x 44'(13.41m) and has been landscaped to provide all year interest. Adjacent to the house there is a paved patio providing morning shade and a wide paved and block paved area having a water tap, water softener and outside lighting. Beyond this area there is a large lawn, with shaped herbaceous borders on each side and a random paved path to one side. Half way along the lawn there is a pebble pool and fountain, pergola with climbers and mature trees providing shade in the afternoon. Towards the end of the garden, there is a fruit and vegetable garden with aluminium greenhouse and timber shed.

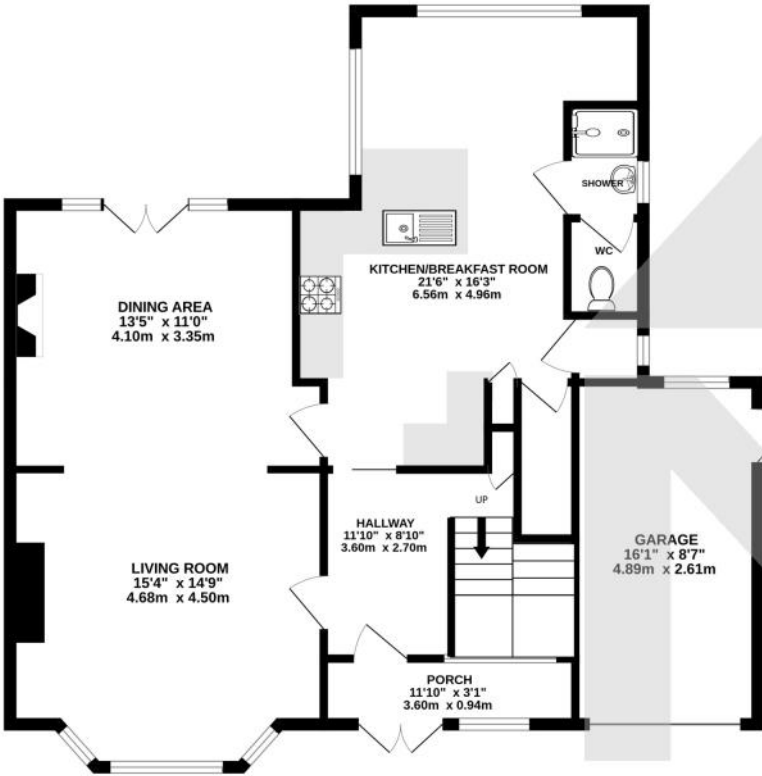


Additional Information

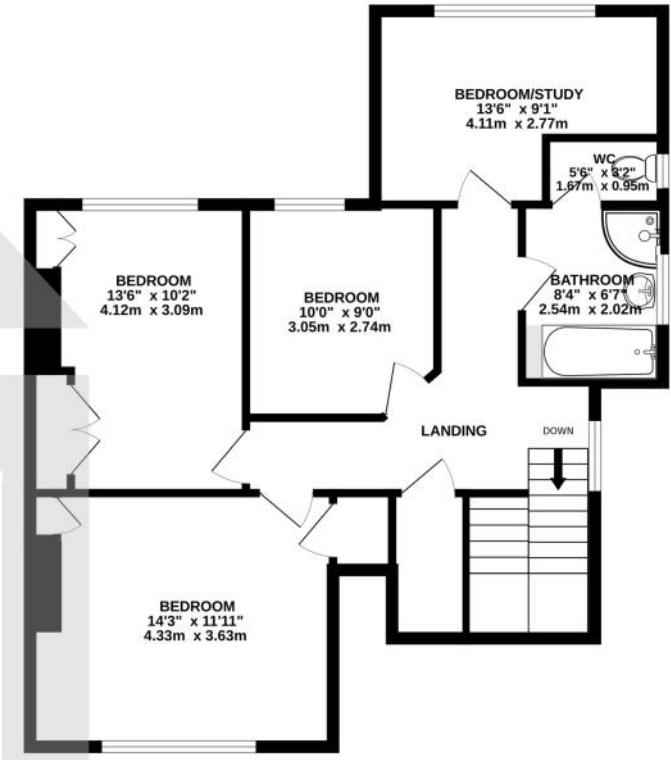
Council Tax Band: E

Floorplan

GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



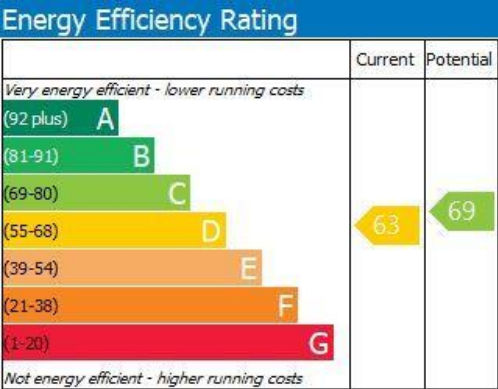
1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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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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