



Church Mead

Hassocks, West Sussex, BN6 8BN

MARCHANTS

Church Mead

A well presented and located two double bedroom link-detached bungalow in a sought after location, with beautiful landscaped gardens and a south aspect. The property has potential to extend (STNPP). Offered to the market with **NO ONGOING CHAIN**.

£550,000

MARCHANTS

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

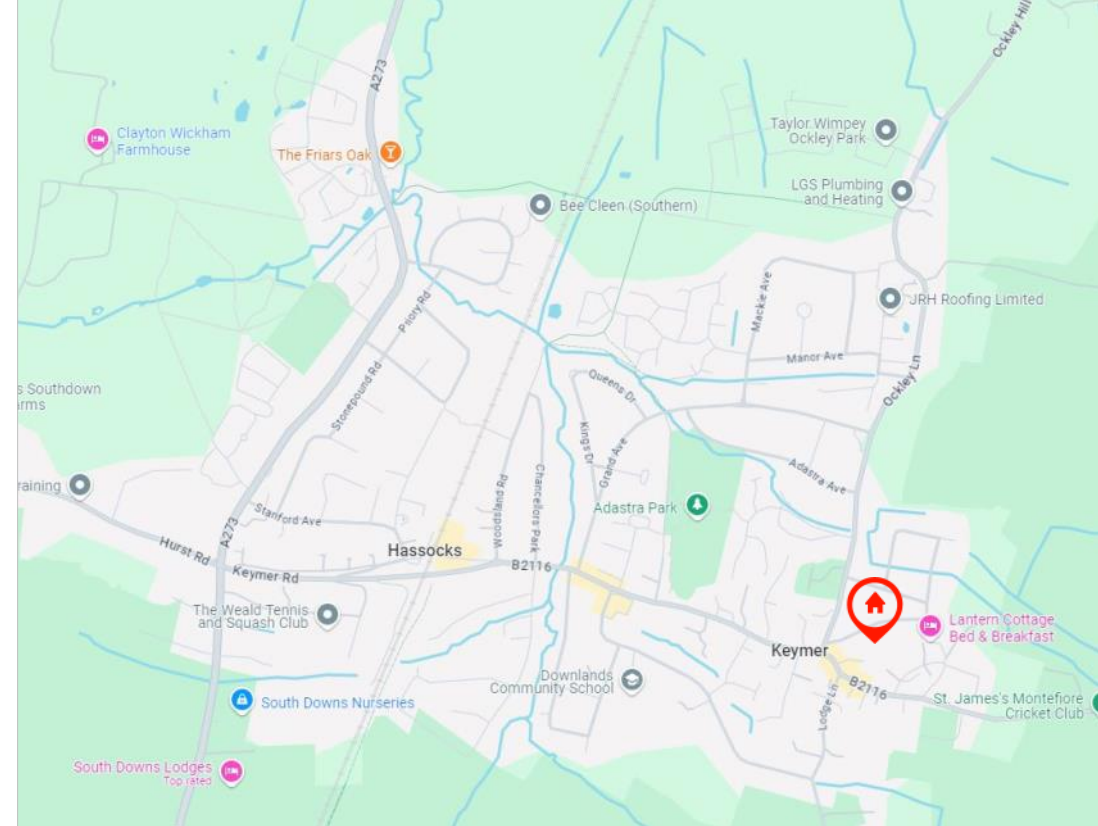
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Features

- Link-Detached
- Two Double Bedrooms
- Kitchen/Diner
- Landscaped Gardens
- Garage and Driveway
- Close to Keymer Parade Shops
- Potential to Extend (STNPP)
- No Ongoing Chain



Nearby Keymer Church.



Location

Church Mead is a popular grass lined avenue just off Ockley Lane, Keymer and within minutes of a convenience store, café, fish and chip shop and two Village Inns only a few hundred yards away. Nearby 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 (0.7 miles)
- Burgess Hill (2.5 miles)
- Brighton (9.0 miles)
- Gatwick Airport (24.5 miles)

Accommodation

Three steps up to recessed Porchway PVCu door into ;

HALLWAY Two radiators, feature picture rail, hatch to loft (not boarded) built in deep cupboard housing the 'Alpha E-Tec plus 28NX boiler.

LIVING ROOM A double aspect room with a pleasant view of the front garden from the bay window. Two radiators .

KITCHEN/DINER A double aspect room with wood effect built-in fitted cabinetry to include base units with drawers, inset 'Neff' ceramic hob and oven under, inset stainless steel one and half bowl sink and laminate roll top counter over. Spaces for washing machine and stand alone fridge freezer. Ceramic tiling to splash back areas and vinyl flooring. Built in useful larder store. PVCu door to patio and garden beyond.

BATHROOM A white suite comprising of back to the wall toilet, hand basin in built in vanity unit with storage under, bath with mixer tap and separate shower enclosure with thermostatic apparatus over. 'Dimplex' wall heater, radiator, partially tiled walls and vinyl flooring.

BEDROOM ONE A double bedroom with a pleasant view over the rear garden, radiator.

BEDROOM TWO A double bedroom with a pleasant view over the front garden, window with side aspect, radiator.



Garden & Parking

FRONT GARDEN Established border shrubs and laid to lawn, side path with access leading to the rear.

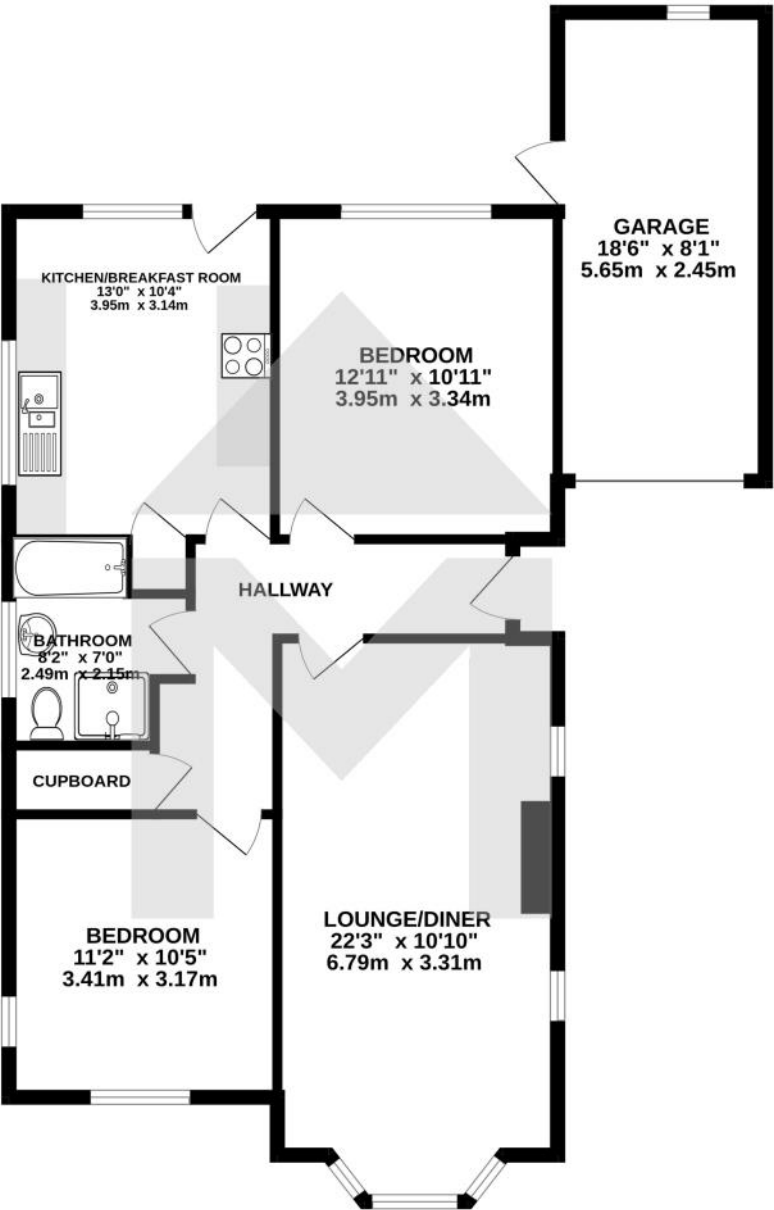
REAR GARDEN Paved patio, outside light, door into the garage. Steps down onto the beautiful landscaped garden with specimen trees, a variety of shrubs, remaining area laid to lawn. A well screened tranquil area at the bottom of the garden with a nature pond. Side area with water tap and Gas meter.

GARAGE An attached garage with automated up and over door, fitted workbench, light and power and housing the electricity consumer unit. Approached by a long own driveway for three vehicles.



Floorplan

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

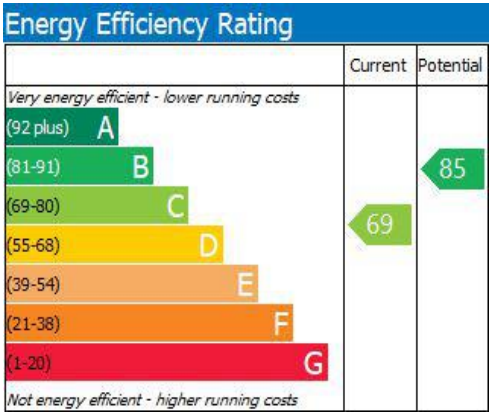


TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

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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Council Tax Band: E



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