



Ewart Close

Hassocks, West Sussex, BN6 8FJ

MARCHANTS

Ewart Close

A stunning four-bedroom family home in an exclusive development of quality homes and benefiting from a 92 foot (28m) long rear garden. Other features include underfloor heating on the ground floor and first floor bathrooms, a spacious kitchen/family room, two reception rooms, three bathrooms, 'Amtico' LVT flooring on the ground floor, new stair carpeting and attractive window shutters.

£975,000

MARCHANTS

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

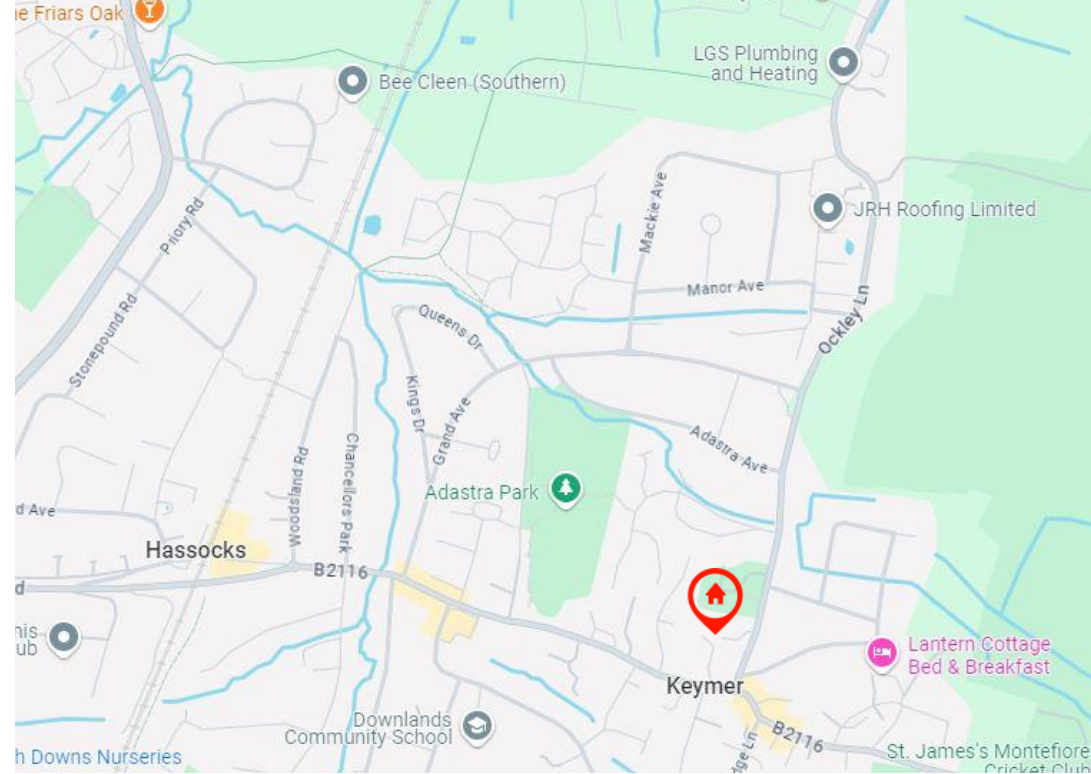
www.marchantsestateagents.co.uk

Features

- Detached House
- Four Bedrooms
- Two Living Rooms
- Luxury Kitchen/Family Room
- Two Ensuite Shower Rooms plus Family Bathroom
- Garage plus Parking
- Large Rear Garden
- Exclusive Cul-de-sac



Nearby Adastra park, just minutes walk from the property.



Location

Ewart Close is a small exclusive development surrounding Stafford House which is a character Victorian property in the village of Keymer being close to a small shopping parade and village Inn. Bus routes provide access to neighbouring villages and beyond.

The centre of Hassocks is less than half mile away and 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 between Ewart Close and 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 (0.6 miles)
- Burgess Hill (2.5 miles)
- Brighton (8.4 miles)
- Gatwick Airport (19 miles)

Accommodation

Canopied porch with outside light and composite front door to;

HALLWAY A spacious L-shaped area, coat rack, recessed downlights, under stairs storage cupboards.

KITCHEN/FAMILY ROOM Overlooking the rear garden and accessed from the hallway by a pair of glazed double doors providing additional light to the hallway. Recessed downlights throughout;

Kitchen Area A double aspect room fitted with luxury kitchen furniture and generous composite worktop having an inset one and a half bowl stainless steel sink. There is an excellent range of base cupboards, drawers and wall mounted cupboards. Cupboard housing an 'Ideal logic' gas boiler. 'Bosch' appliances include a conventional fan assisted oven plus a combination/ microwave oven and a warming drawer. Integrated fridge/freezer and dishwasher. 'Hotpoint' washing machine and wine cooler.

Family Area Built-in unit comprising storage cupboards and display shelves. Point for wall mounted TV, dimmer light switch, a pair of double-glazed doors open onto the rear garden.





LIVING ROOM A double aspect room with a bay window enjoying a pleasant view along the cul-de-sac. Recessed downlights, point for wall mounted TV, dimmer light switch.

STUDY/TV ROOM/PLAYROOM A double aspect room with an outlook to the front. Point for wall mounted TV, recessed downlights.

CLOAKROOM Fitted with a white suite comprising W.C. with concealed cistern, wall hung wash basin with mirror over.

From the hallway stairs rising to the first floor with an attractive oak balustrade. **FIRST FLOOR LANDING** Side window, built-in cupboard housing an unvented hot water storage tank and digital central heating programmer. Built-in shelved linen cupboard, dimmer light switch, recessed downlights, hatch to loft.



Accommodation continued

BEDROOM ONE Overlooking the rear garden. Radiator, point for wall mounted TV, built-in double wardrobe, recessed downlights and designer drop pendant lights, door to;

EN SUITE SHOWER ROOM Being fully ceramic tiled and fitted with a shower enclosure having a thermostatic rainfall shower and adjustable shower and glass access door. W.C., with concealed cistern, vanity wash basin, electric shaver point, ladder style towel warmer (NB The underfloor heating and towel warmer can also be independently heated by electricity). Recessed downlights, extractor fan and frosted window, vinyl tile effect flooring, toiletry shelf and large wall mirror.

BEDROOM TWO A double room with a bay window having a distant view of the South Downs. Built in double wardrobe, one wall having decorative panelling and two drop light pendants. Recessed downlights, TV point, radiator, dimmer light switch, door to;

EN SUITE SHOWER ROOM Being fully ceramic tiled and fitted with a shower enclosure having a thermostatic shower and glass access door. W.C., vanity wash basin, electric shaver point, ladder style towel warmer (NB The underfloor heating and towel warmer can also be independently heated by electricity). Recessed downlights, extractor fan and frosted window, vinyl tile effect flooring.

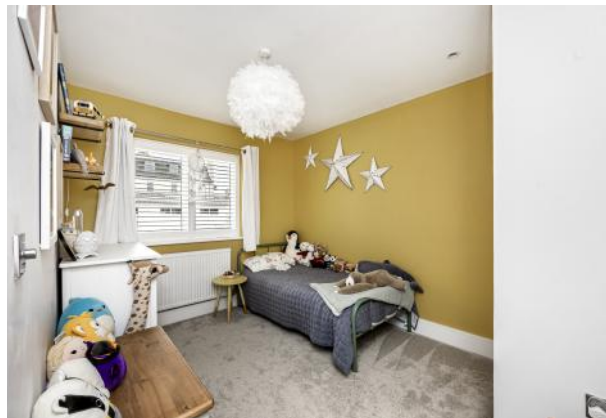




BEDROOM THREE A double room with a view of the rear garden. Radiator, built-in double wardrobe, dimmer light switch.

BEDROOM FOUR A good size single room enjoying a view similar to bedroom two. Radiator, built-in wardrobe, dimmer light switch.

FAMILY BATHROOM Fully ceramic tiled and fitted with a tiled panelled bath, mixer taps with a hand shower attachment, glazed shower enclosure with a thermostatic shower, W.C. with concealed cistern, vanity wash basin with mirror over, recessed downlights, extractor fan and frosted window, vinyl tile effect flooring, electric shaver point.



Garden and Outbuildings

A brick paved driveway and turning space having a gate to the rear garden and leading to a **garage**.

FRONT GARDEN The south facing garden is partially enclosed by panel fencing and a ranch style fence to the front, beyond which there is a turning bay providing informal additional parking.

GARAGE With power and light, full width bench with space under suitable for a tumble dryer etc. Hatch to loft with boarded floor, up and over door.

REAR GARDEN The good size garden measures approximately 92'(28m) x 47'(14.33m). Adjacent to the house there is a large L-shaped composite deck ideal for outside entertaining with outside lights and two water taps. The garden is mainly laid to lawn with a beech hedge and pleach structure trees to one side. Beyond this area, there is a step down to a natural area with mature trees (subject to a Woodland Protection Order) . Lighting in flower beds as well as some of the trees in the woodland area.

TIMBER CABIN with front porch, power and light and presents an opportunity for use as a hobbies room.

Additional Information

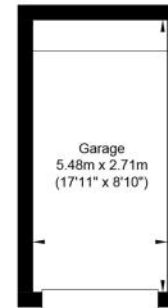
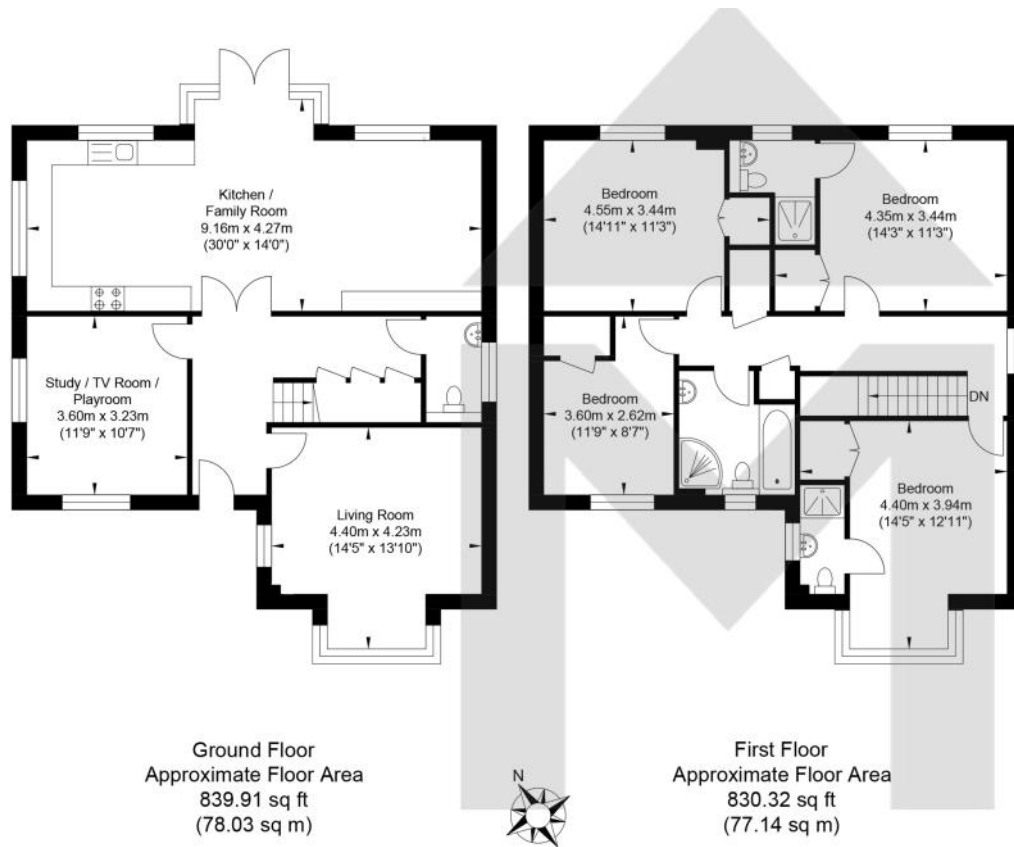
SERVICE CHARGE: For maintaining the road and communal grass areas being approximately £350.00 due every six months.

Council Tax Band: G

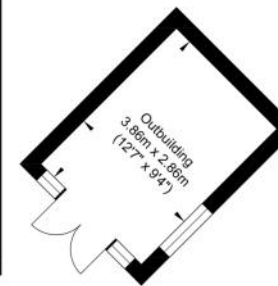




Floorplan



Garage
Approximate Floor Area
159.84 sq ft
(14.85 sq m)



Outbuilding
Approximate Floor Area
118.83 sq ft
(11.04 sq m)

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.
1280860/8EWACLO/PG/MMXXV10109

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	82	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 155.17 sq m / 1670.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk