



FOSTER
& CO.

Silverdale

Hassocks, BN6 8RD

Offers in excess of £600,000

A three bedroom Neo Georgian style semi detached family home recently updated and improved. The property is situated in the sought after residential cul-de-sac of Silverdale on the village's Eastern most fringes yet within a short walk of local shopping facilities in Keymer village and in turn approximately fifteen minutes walk of Hassocks village and main line railway station.

On entering the house in the hallway there is a downstairs cloakroom. Door leading into the living room which is dual aspect and bay fronted with an attractive semi circular bay window with an outlook to the front elevation overlooking the sizeable front garden that sets the property pleasantly back from the road. To the rear there is access to the rear garden. The kitchen has been extended creating a kitchen/breakfast room.

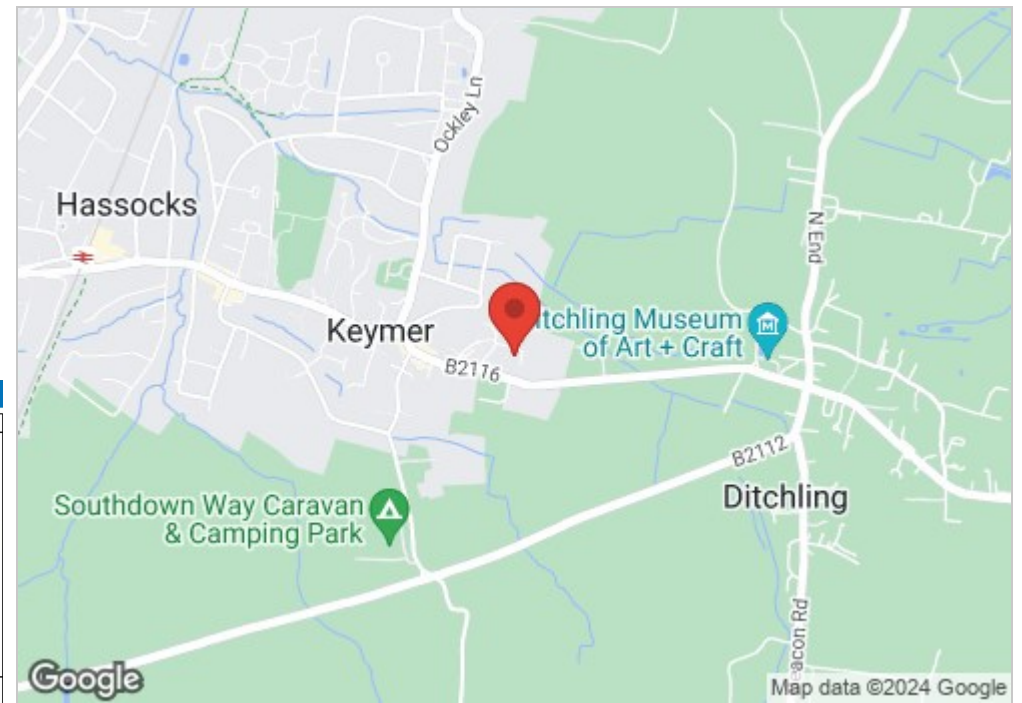
On the first floor, there is a landing with a built-in airing cupboard and a hatch to the loft void. Bedrooms 1 & 2 are both double rooms and both include built in wardrobe cupboards, bedroom 3 is a single room with a built-in wardrobe recess. The family bathroom has just been re-fitted with a contemporary white suite with fully tiled walls and a tiled floor, there is built in bathroom furniture along with a twin headed power shower over the bath.

Outside, a long lawned front garden with specimen trees sets the property well back from the road with a long driveway providing ample off-road parking and access to the attached single brick built garage. The rear garden is fully enclosed, measures 30' in depth, mainly laid to lawn with two newly constructed raised wooden planters.

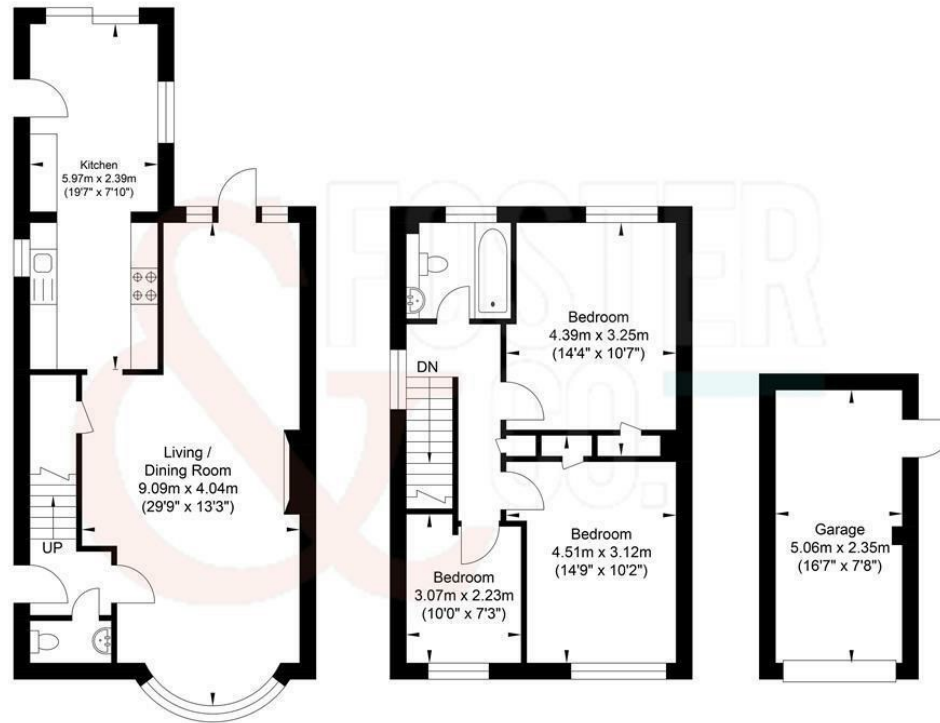
Silverdale is within a short walk of a small parade of shops in Keymer village. Hassocks village centre with its more comprehensive range of shopping facilities, banks, post office and excellent primary and secondary schooling is within a mile, as is Hassocks station. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths

- Semi Detached
- Driveway
- Newly Renovated
- Kitchen
- Garage
- 3 Bedrooms
- Garden
- Great Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Silverdale



Ground Floor
Approximate Floor Area
548.42 sq ft
(50.95 sq m)

First Floor
Approximate Floor Area
439.16 sq ft
(40.80 sq m)

Garage
Approximate Floor Area
127.98 sq ft
(11.89 sq m)

Approximate Gross Internal Area = 103.64 sq m / 1115.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

