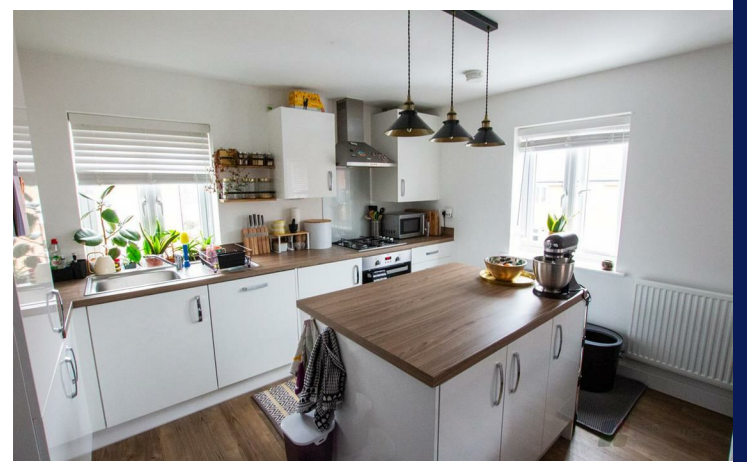




TOTAL FLOOR AREA: 979 sq.ft. (90.9 sq.m.) approx.  
 Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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2 Roman Road, Hassocks, BN6 9RY

Price £340,000 Freehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
81-91 (A)	81	A+	
69-80 (B)		A	
55-68 (C)		B	
49-54 (D)		C	
45-48 (E)		D	
39-44 (F)		E	
35-38 (G)		F	
1-34 (H)		G	

## 2 Roman Road, Hassocks, BN6 9RY

What We Like.

- \* Unique freehold detached coach house
- \* Delightful residential location
- \* Very well presented accommodation
- \* Two separate reception rooms.
- \* Fine fitted kitchen, family bathroom and en-suite.
- \* Easy access to high street, and main line station .

### The House.

A very rare opportunity to purchase a freehold two bedroom detached coach house that benefits from two integral garages. The accommodation is light, spacious and beautifully presented throughout with highlights including a triple open plan living room with a fully fitted kitchen having integrated appliances and a very generously sized main bedroom with en-suite. Located in Saxon Mills, a highly desirable development, the property is conveniently located to Hassocks comprehensive facilities and main line station as well as stunning surrounding countryside.

### The Accommodation.

The front door opens onto the entrance hallway with staircase to the first floor, The landing hallway has doors opening onto all rooms and a hatch to the large usable roof space . The open plan living room is triple aspect and provides a contemporary kitchen fitted with feature island and integral appliances. Beyond this are both comfortable sitting and dining areas. The main bedroom has fitted wardrobes and an en-suite shower room. There is a further double bedroom with built in wardrobe cupboard which is served by the family bathroom.

### Outside.

There are neat areas of garden to the front and a driveway that leads to the rear where you will find two separate single garages and further visitor parking space. The garages could readily be converted into further accommodation subject to the necessary consents. Roman Road is a quiet, very pleasant residential location adjacent to fields, woods and stunning countryside



### Location.

Hassocks village facilities include independent shops, cafes and restaurants, banks, post office and modern health centre, as well as excellent infant, primary and secondary schooling. Independent schools are also well represented in the area with Hurst College in nearby Hurstpierpoint and Burgess Hill Girls both within three miles. Hassocks village offers numerous sports and social clubs including The Weald Tennis Club (0.5 miles), Hassocks Golf Club (1 mile) and Freedom Leisure sports centre adjoining the secondary school. Open countryside is easily accessible with direct links to the South Downs Way and National Park.

### STATION

The property is within a five minutes walk of Hassocks mainline railway station providing fast and frequent services to London (Victoria/London Bridge 55 minutes Gatwick International Airport and the South Coast (Brighton 15 minutes).

### BY ROAD

Access to the major surrounding areas and motorway network can be found approximately 3 miles away to the South at Pyecombe.

### The Finer Details.

Tenure, Freehold  
Title, WSX420268  
Local Authority, West Sussex  
Council Tax Band, C  
Broadband, Ultrafast up to 1,000 Mbps  
Estate Charge, Approximately £750pa

