



**The Croft**

**Hassocks, West Sussex, BN6 8EG**

**MARCHANTS**

# The Croft

---

Located on the Shepherds Walk development and established in 1960, this detached 3/4 bedroom extended family house has further scope to extend and refurbish to create a beautiful home, in proximity to the main line station at Hassocks, nearby country walks and the Friars Oak Family Inn and restaurant within easy reach.

**£565,000**

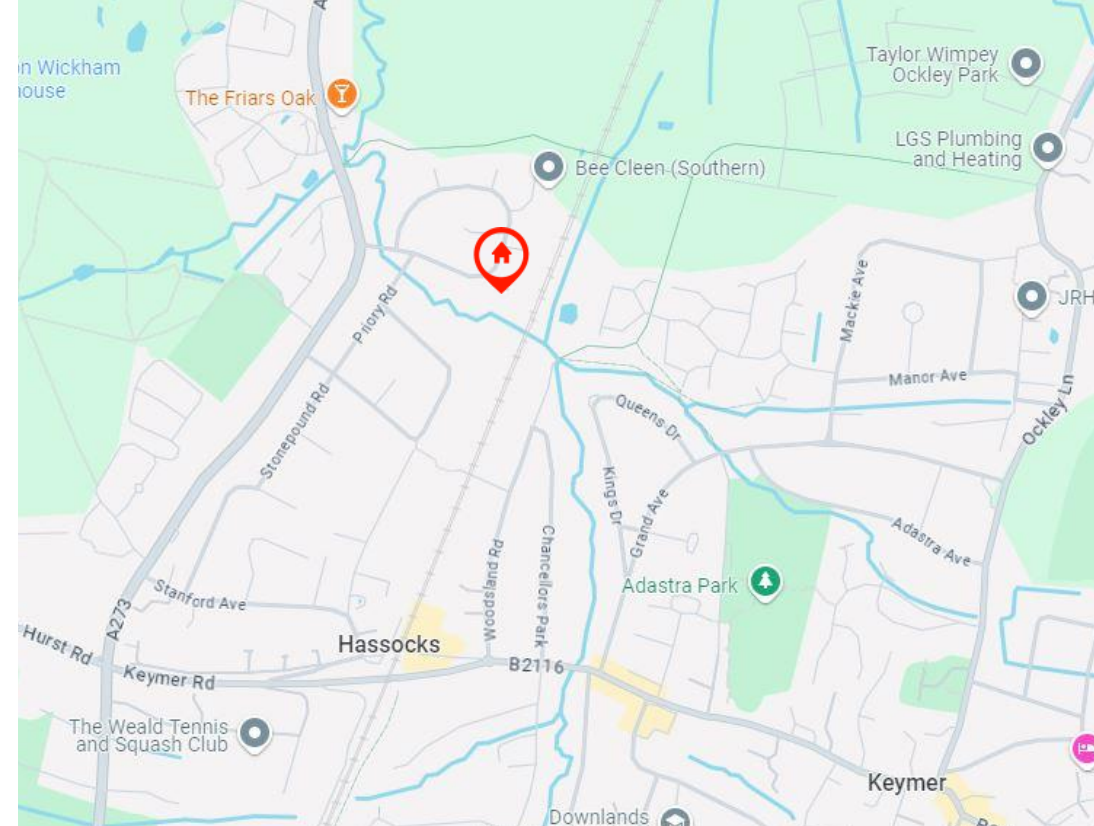
MARCHANTS

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

[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)

## Features

- Detached House
- Kitchen/Diner
- 3/4 Bedrooms
- Garage and Driveway
- Downstairs Cloakroom
- Established Development
- Extended
- Scope to Further Extend



**Nearby London Road Recreation Ground.**

## Location

The Croft is a Cul de Sac of only nine houses in a select part of the Shepherds Walk development and lies on the north-west side of the village approximately one mile from the centre and is accessed by pedestrian shortcuts.

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 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 (2.3 miles)
- Brighton (9.1 miles)
- Gatwick Airport (17.9 miles)

# Accommodation

Approached by the block paved driveway PVCu glazed porch, tiled floor.

Into timber and glazed door with glazed side panel leading into;

**HALLWAY** Radiator, cupboard under stairs housing the fuse board, gas and electricity meters. Wall mounted room thermostat.

Stairs rising to first floor.

**LIVING ROOM** A spacious extended room with timber over mantle and inset gas fire (untested) with stone hearth. Wall lights and radiator.

**KITCHEN/DINING ROOM** A range of cabinetry to include drawer, base and wall mounted units with some glazed display cabinets, laminated work surface with inset one and a half bowl stainless steel sink, drainer and mixer tap, pleasant view over the rear garden, integrated 'Beko' dishwasher, spaces for free standing cooker, fridge freezer and washing machine. 'Potterton' central heating controls, part tiled walls to splash back areas, vinyl flooring. **DINING AREA** Radiator, aspect over rear garden with PVCu door leading to the patio.

**LOBBY INNER HALL** Built-in storage cupboard and further built-in storage with hanging rail. PVCu part glazed door leading to side access and rear garden beyond. Internal door to **GARAGE** Light and power, fitted wall shelving.

**STUDY/GROUND FLOOR BEDROOM** Radiator, and pleasant aspect over rear garden.

**CLOAKROOM** A white suite comprising, wall mounted hand basin set into vanity unit with storage under. Fitted towel holder, wall mirror and mirror fronted medicine cabinet, close coupled toilet. Wall mounted 'Blyss' electric heater, frosted PVCu window. Ceramic tiling to splash back areas and floor.





## FIRST FLOOR

**LANDING** Hatch to loft, accessed by an aluminum ladder, light and power and housing the Worcester 24Ri condensing gas boiler. Built-in airing cupboard housing the water cylinder with slatted shelving.

**BEDROOM ONE** Pleasant aspect over the front garden, radiator and built-in single wardrobe with storage above.

**BEDROOM TWO** Pleasant aspect over the rear garden, radiator and built in single wardrobe with storage above, and further built-in storage cupboard and drawers.

**BEDROOM THREE** Pleasant aspect over the front garden, radiator, built-in double wardrobe and fitted shelving.

**FAMILY BATHROOM** A white suite comprising, bath with tiled panel and thermostatic shower attachment over and glazed folding screen, wall mounted hand basin into vanity unit with storage, back to the wall toilet. Frosted window with fitted blind, medicine cabinet, ladder style towel warmer, fitted wall mirror, recessed downlights. Fully ceramic tiled walls and vinyl flooring.




# Garden & Parking

**FRONT GARDEN** Laid to lawn with attractive shrub borders, timber side access gate, block paved driveway for off street parking leading to the **GARAGE** with up and over door.

**REAR GARDEN** South westerly aspect, paved patio area, glazed lean-to greenhouse, external garden tap. Mainly laid to lawn with feature Japanese Maple tree and Sumac tree, established borders, fenced area and view to the stream. Side access.

## Additional Information

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# Floorplan

**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.  
**1445978/2THECRO/SJ/MMXXVI0512**



Ground Floor  
 Approximate Floor Area  
 854.22 sq ft  
 (79.36 sq m)

First Floor  
 Approximate Floor Area  
 435.61 sq ft  
 (40.47 sq m)

Approximate Gross Internal Area (Including Garage) = 119.83 sq m / 1289.83 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.

**MARCHANTS**

01273 843333

[info@marchantsestateagents.co.uk](mailto:info@marchantsestateagents.co.uk)

[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)