



Clayton Avenue

Hassocks, West Sussex, BN6 8HD

MARCHANTS

Clayton Avenue

An updated and extended detached family house hosting four good size bedrooms, ensuite, a stunning extension which forms an open plan area comprising luxury kitchen, dining/family area as well as a sitting room. Other features include a snug, utility and study, natural wood internal doors and LVT flooring on the ground floor whilst the double length garage is used as a gym and storage.

£875,000

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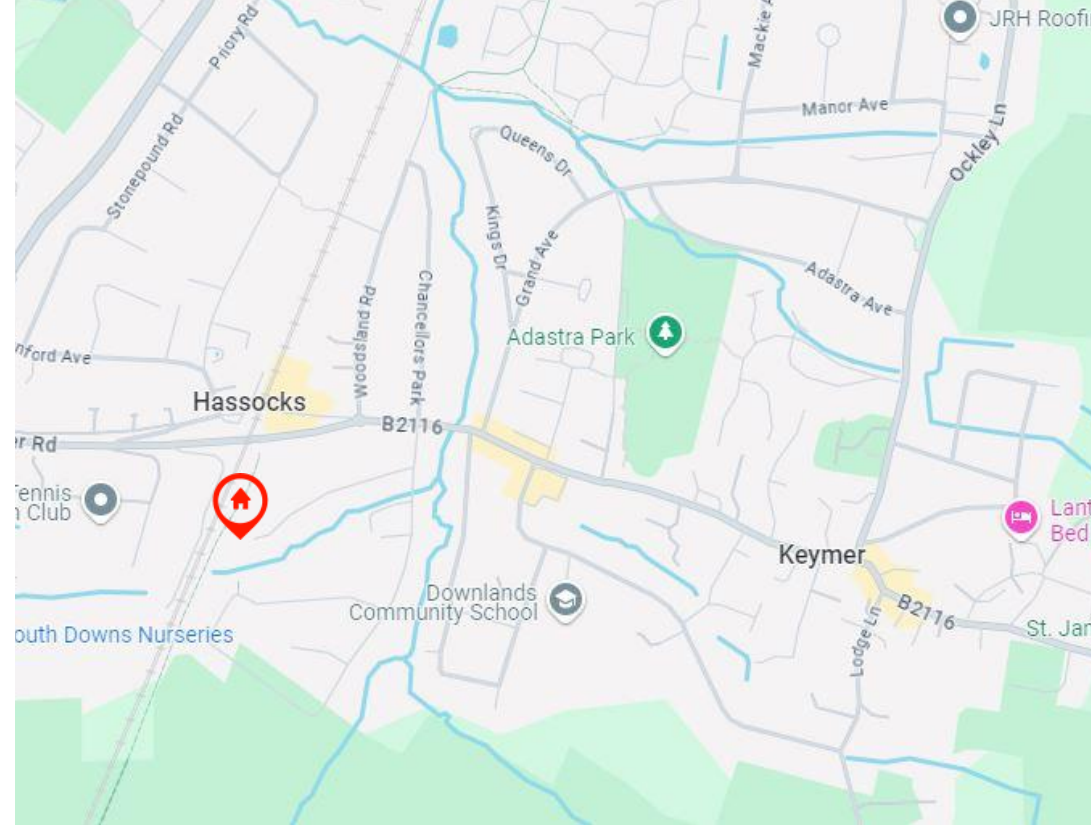
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Features

- Detached House
- Four Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining/Living Area
- Office, Snug, Gym & Utility Room
- Well Presented
- West Facing Rear Garden
- Sought After Central Location



Nearby countryside with views of The South Downs.



Location

Clayton Avenue, which is a cul-de-sac is one of the most sought-after roads in the village being only one hundred yards from shops and mainline railway station. 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 (0.4 miles)
- Burgess Hill (2.9 miles)
- Brighton (8.4 miles)
- Gatwick Airport (21.4 miles)

Accommodation

Canopied porch with three electric lights, front door with glazed panel. **HALLWAY** Built-in double coat cupboard, central heating thermostat, stairs to first floor with storage cupboard under.

CLOAKROOM Fitted with a white suite comprising vanity wash basin with tiled splashback, toilet with top flush and recessed downlights.

SNUG Overlooking the front garden and having a fitted unit comprising cupboards, shelf unit and worktop. Radiator.

A large open plan area having a part vaulted ceiling with skylights having remote controlled opening and overlooking the rear garden. Comprising **KITCHEN AREA** A large and beautifully fitted room having grey quality kitchen furniture comprising an excellent range of base cupboards, drawers and pan drawers. There are two generous quartz worktops, inset stainless steel double bowl sink with a back plate and upstands. Large quartz island forming a breakfast bar and having cupboards and pan drawers under. Appliances include a range style cooker including an induction hob, Quartz back plate and concealed extractor over. 'Liebherr' full height refrigerator and adjoining freezer and 'Neff' dishwasher. Built-in shelved larder with internal power and light. **DINING/LIVING AREA** Having two sets of patio doors opening onto the rear garden. Radiator. **SITTING ROOM** Fitted with a woodburning stove, TV point, radiator, two wall lights.

UTILITY ROOM Fitted with a full-length quartz worktop with inset stainless-steel sink, cupboards and space for washing machine and tumble dryer under, ladder style towel warmer with clothes airing rail over, recessed downlights, two wall mounted cupboards and frosted window.





STUDY Overlooking the front garden. LVT flooring, radiator, range of fitted cupboards, drawers and bookshelves. Quartz worktop and full-length timber desk. Recessed down lights, cupboard housing 'Potterton' gas fired boiler.

FIRST FLOOR LANDING Built-in airing cupboard housing a hot water cylinder, fitted immersion heater and slatted shelving. Hatch to loft.



BEDROOM ONE Overlooking the front garden and copse beyond. Radiator, range of fitted wardrobes, door to **EN SUITE SHOWER ROOM** Comprising a fully tiled shower enclosure and a 'Grohe' rainfall shower and adjustable shower, vanity washbasin set on a Quartz top with toilet having a top button flush, ladder style towel warmer, mirror fronted medicine cabinet, recessed downlights, vinyl tiled floor, painted Wainscot walls, tiled toiletry shelf, extractor fan and frosted window.

BEDROOM TWO Overlooking the rear garden and a backdrop of trees. Radiator, fitted range of wardrobes with storage over.

BEDROOM THREE Overlooking the front garden and copse beyond. Fitted wardrobes and display shelves.



BEDROOM FOUR Overlooking the rear garden and a backdrop of trees. Radiator, Fitted wardrobe and open fronted wardrobe with cupboard over, three storage shelves.

FAMILY BATHROOM Fully ceramic tiled walls and fitted with a pastel-coloured suite comprising a shower bath with hand grips, mixer taps, thermostatic shower and pivoting glass shower screen over. Full length worktop incorporating a wash basin, toilet with concealed cistern and cupboard under, two further wall cupboards with central mirror and recessed lights in a decorative cornice. Ladder style towel warmer, Venetian blind, wood laminate floor, recessed downlights, extractor fan.

Garden and Patio Area

DOUBLE LENGTH GARAGE Currently used as a gym and store area separated by glazed double doors. Recessed downlights, some overhead storage and insulated loft space. Electric up and over door and PVCu double glazed doors to rear garden.

FRONT GARDEN With own driveway and additional parking space. The garden is laid to lawn plus a small area of copse beyond the garden. Fitted water tap. A gate opens onto a side path leading to;

REAR GARDEN The west facing garden has a full width paved patio edged by railway sleepers, three sentry lights and, outside power points. The garden has a pleasant backdrop of trees having the railway line beyond and is very private. There is a sloping lawn and two timber sheds.

Additional Information

N.B. The neighbouring property to the left has a right of way over the title plan to access their property.

Council Tax Band: F



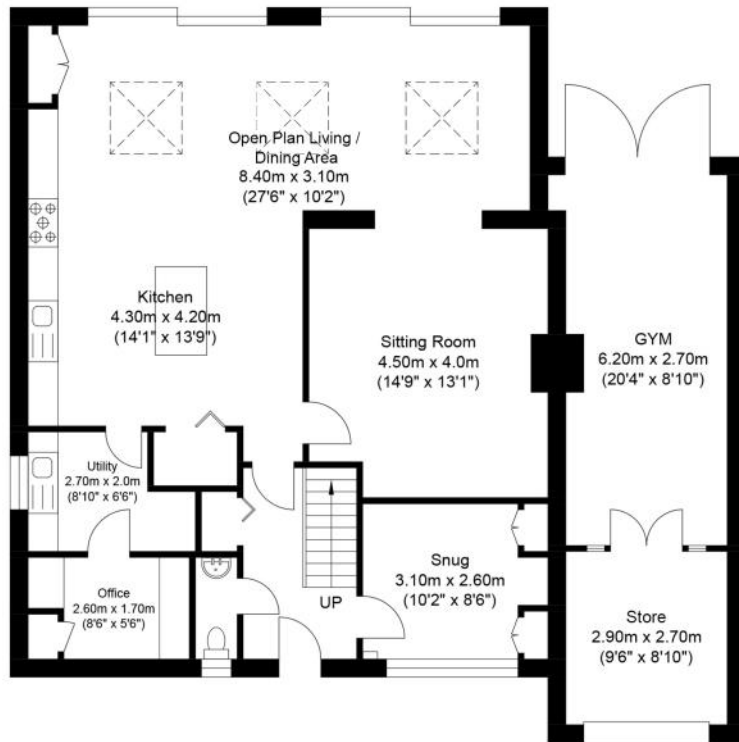
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



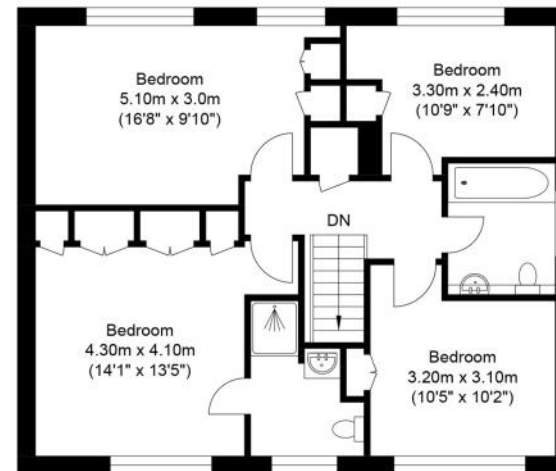


Floorplan

Clayton Avenue



Ground Floor
Approximate Floor Area
1278.10 sq ft
(118.74 sq m)



First Floor
Approximate Floor Area
674.25 sq ft
(62.64 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.
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Approximate Gross Internal Area (Including Garage) = 181.38 sq m / 1952.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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