



Station Approach East

Hassocks, West Sussex, BN6 8HN

MARCHANTS

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An opportunity to acquire a refurbished semi detached Victorian house which has been redecorated inside and out with new carpets, window shutters, stripped internal pine doors, double glazing, enclosed rear garden and off-street parking.

**OIRO £450,000**

**MARCHANTS**

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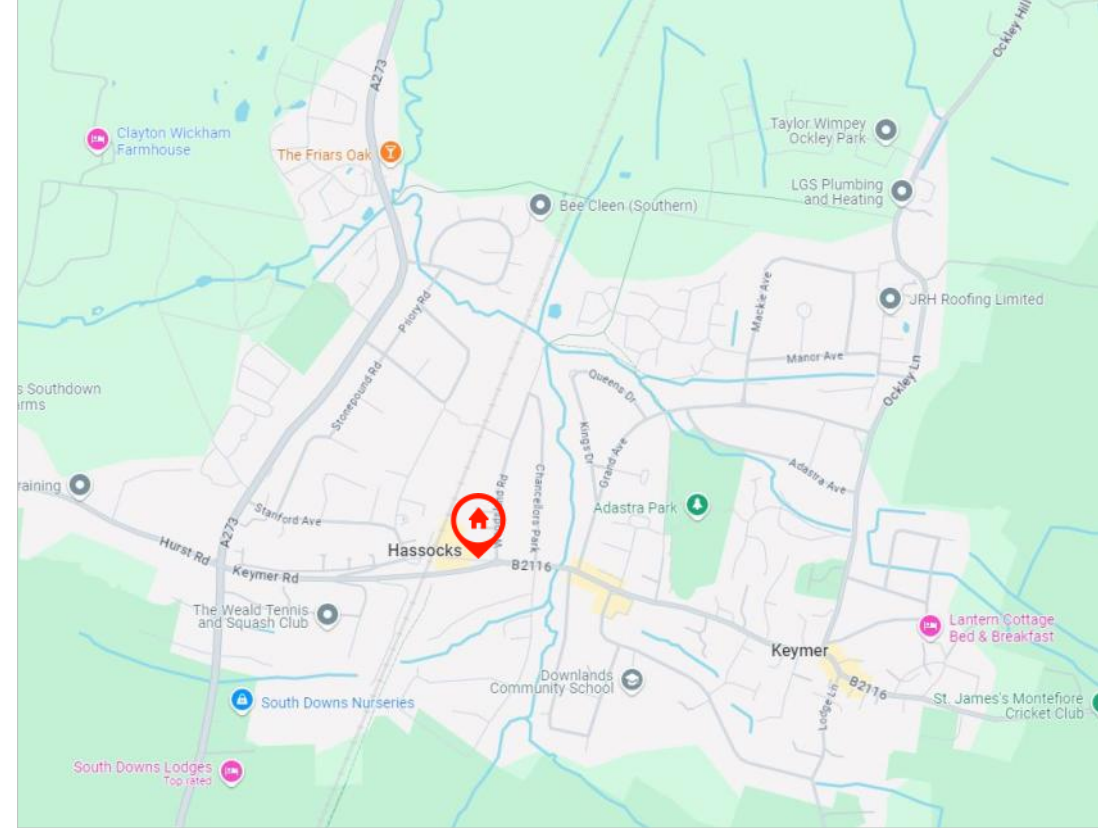
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## Features

- Period Home
- Two Living Rooms
- Three Bedrooms
- Partly Refurbished Kitchen
- Bathroom with Shower
- Off-Street Parking
- Village Centre Location
- No Onward Chain



**View of Bluebell Woods, just a short walk from the property.**



## Location

This charming property is located in the slip road leading to the mainline railway station being in the heart of this thriving village.

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, nurseries 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 (78 yards)
- Burgess Hill (3.2 miles)
- Brighton (9.3 miles)
- Gatwick Airport (20.8 miles)

# Accommodation

A few steps lead up to a PVCu front door to entrance **PORCH** with display shelves, coir mat floor, a stripped pine door to;

**LIVING ROOM** A double aspect room with a view over rear garden, two radiators, TV master socket, built-in coat cupboard, two built-in shelved cupboards, stairs to first floor with a scrolled wood balustrade, central heating thermostat, doorway to kitchen and open archway to;

**DINING ROOM** A bay fronted room with a front aspect. Victorian style cast on fireplace with tiled inserts (not open). Radiator, window shutters, coved ceiling cornice.

**KITCHEN** Newly fitted with a pastel grey kitchen furniture comprising a generous 'U' shaped work surface with inset stainless steel sink and a wealth of cabinetry, including base cupboards, drawers and wall mounted cupboards, one of which houses a 'Worcester' gas combi boiler. Radiator. Appliances include 'Logik' electric oven, 'Lamona' gas hob with an acrylic back plate and extractor over, 'Logik' washing machine and 'Lamona' dishwasher. Recessed downlights, space for fridge freezer, vinyl flooring, PVCu double glazed door to rear garden.

## FIRST FLOOR

**LANDING** Radiator, built-in wardrobe, freestanding bookshelves, hatch to loft, recessed downlights.

**BEDROOM ONE** A double bay fronted room with a front aspect. Window shutters, radiator, telephone point.

**BEDROOM TWO** A double room overlooking the rear garden. Radiator.

**BEDROOM THREE** A single room having a front aspect. Radiator, window shutters.





**BATHROOM** A spacious room fitted with a white suite comprising a double ended bath with tiled surround, central mixer tap/hand shower. Quadrant glazed shower enclosure having a thermostatic shower. Vanity wash basin, close coupled toilet, ladder style towel warmer, recessed downlights, fully ceramic tiled walls, extractor fan, wall mirror with glass toiletry shelves attached.

## Garden & Parking

**FRONT GARDEN** Walled and providing off-street parking. There is a raised plant trough, sentry light, wrought iron features. A gate opens into a side path leading to

**REAR GARDEN** A well enclosed garden laid to lawn and having a paved terrace with a decorative wrought iron enclosure. Fitted water tap, small shed.



## Additional Information

The property was formally known as 'Preston Villa' built in the late 1800's.

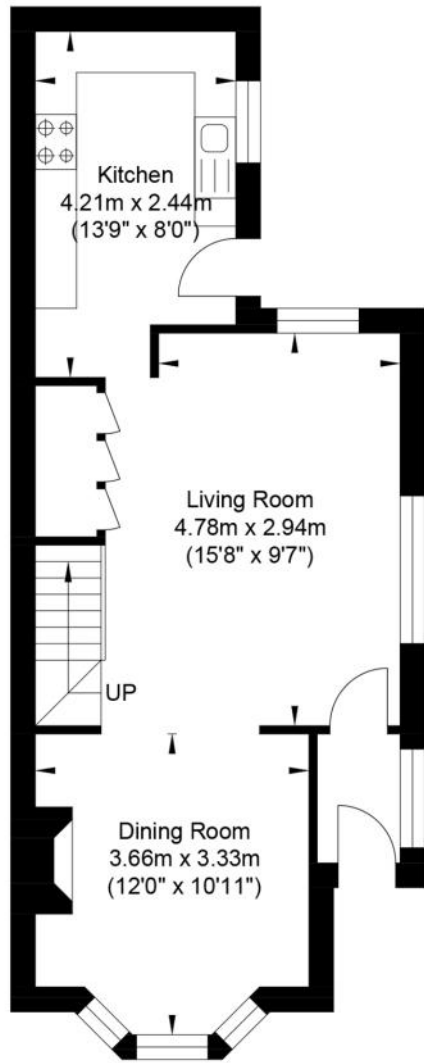
Recent refurbishments included; full internal redecoration, new carpet throughout, 12 new window panes, new consumer unit and new electrical wiring to the lounge and dining room sockets (all 2026).

**EICR expires:** 27/09/2027

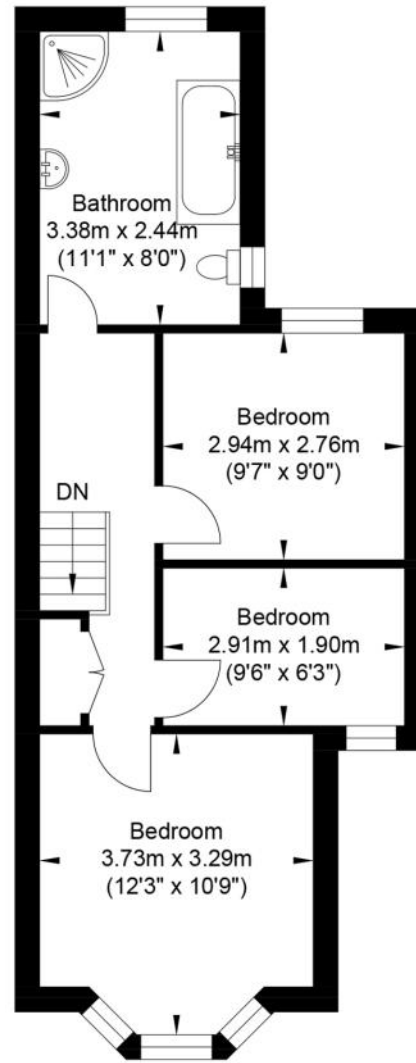
**Landlords Gas Safety Certificate expires:** 20/11/2026

**Council Tax Band:** D

# Floorplan



Ground Floor  
Approximate Floor Area  
468.44 sq ft  
(43.52 sq m)



First Floor  
Approximate Floor Area  
448.53 sq ft  
(41.67 sq m)



Approximate Gross Internal Area = 85.19 sq m / 916.97 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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