



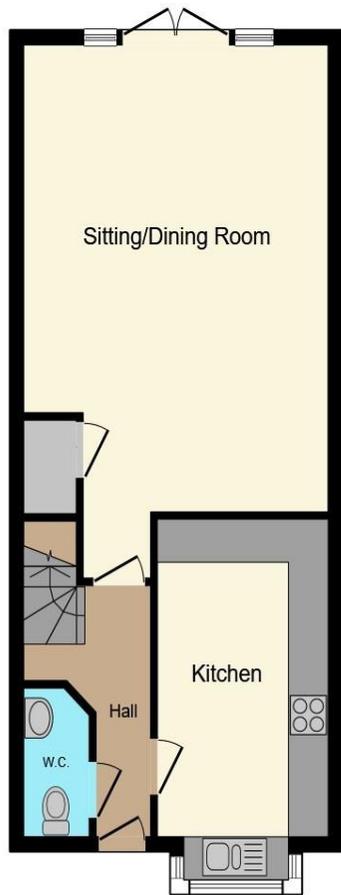
Hamfield Drive, Hassocks BN6 9ZW

welcome to

Hamfield Drive, Hassocks

Four bedroom semi-detached house in the popular Saxon Mills Development of Hassocks, close to the mainline train station and High Street, spacious lounge/dining room, modern kitchen, en-suite, family bathroom, driveway and garage.





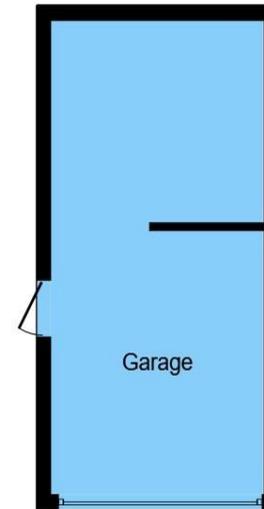
Ground Floor



First Floor



Second Floor



Outbuilding

Entrance Hall

Downstairs W/C

Kitchen/Breakfast Room

13' 10" x 8' 1" (4.22m x 2.46m)

Lounge/ Dining Room

22' 7" x 15' (6.88m x 4.57m)

First Floor

Bedroom Two

14' 5" x 8' 4" (4.39m x 2.54m)

Bedroom Three

12' 3" x 8' 4" (3.73m x 2.54m)

Bedroom Four

9' x 6' 3" (2.74m x 1.91m)

Family Bathroom

Top Floor

Bedroom One

22' 9" x 13' (6.93m x 3.96m)

En-Suite

Outside

Front Garden

Rear Garden

Garage

21' 3" @max x 10' 6" @max / 6.48m @max

Total floor area 145.0 m² (1,561 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Hamfield Drive, Hassocks

- Stylish Four-Bedroom Semi-Detached Modern Home
- Brand New Air Source Heat Pump - Energy Efficient & Eco-Friendly
- Spacious Open-Plan Lounge/Diner
- Principal Bedroom Suite with Ensuite & Eaves Storage
- Three Additional Bedrooms and Modern Family Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£525,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BUH107394 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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