



Ockley Way | Hassocks, West Sussex, BN6 8NE

MARCHANTS

Ockley Way

Tucked away in a secluded spot on Ockley Way, this extended four-bedroom family home offers excellent potential to update and modernise, benefits include a detached garage and own driveway and far reaching views of the South Downs. Offered to the market with no onward chain.

£530,000

MARCHANTS

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

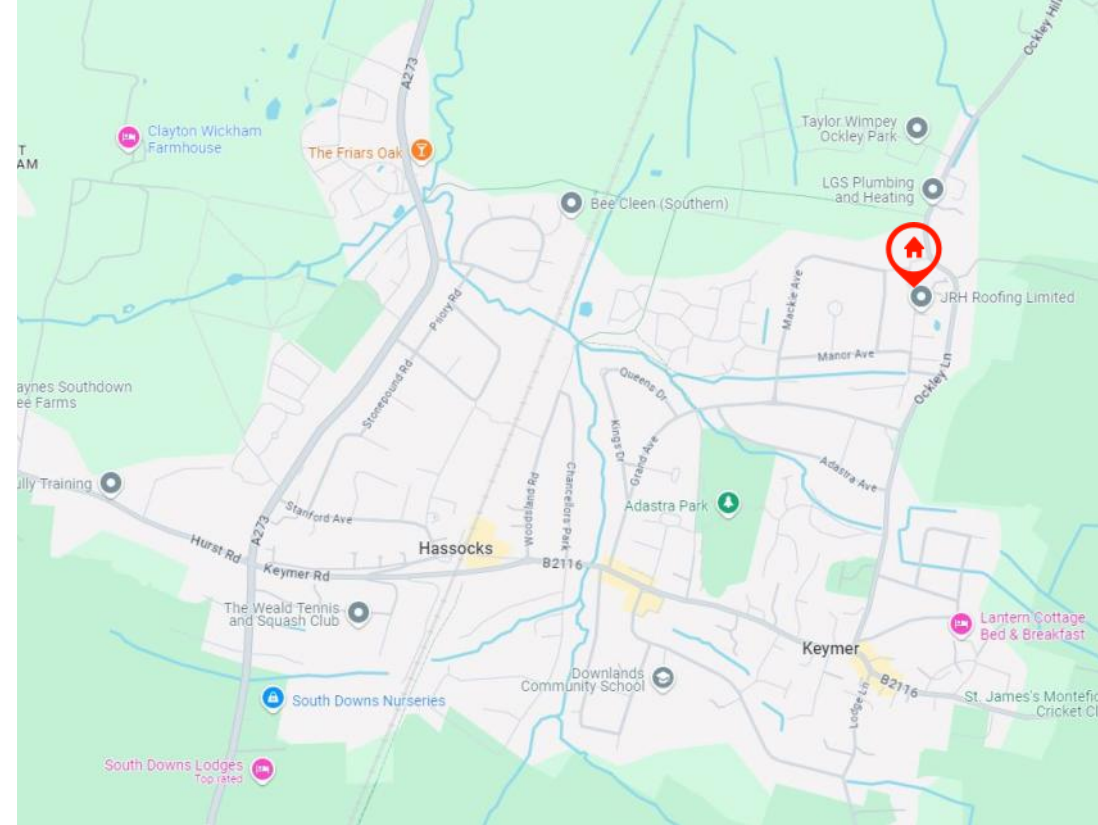
www.marchantsestateagents.co.uk

Features

- Semi Detached House
- Four Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room
- Own Driveway
- Garage
- Cul de Sac Location
- Walk of Village Centre



Views of The South Downs from the Bedroom.



Location

Ockley Way is a cul-de-sac away from busy traffic situated on the eastern edge of Keymer. The centre of Hassocks is under a mile away and the popular 'Thatched Inn' and lovely country walks are both within proximity of the property

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 (0.9 miles)
- Burgess Hill (2.01miles)
- Brighton (9.06miles)
- Gatwick Airport (21.8 miles)

Accommodation

Pathway leading to a brick and PVCu built Porch, tiled floor and PVCu front door into;

HALLWAY Real wood parquet flooring, radiator and 'Honeywell' room thermostat. Built-in cupboard housing the electric consumer unit and gas meter with shelving and coat hooks. Further built-in under stairs storage.

Stairs rising to first floor

CLOAKROOM A white suite comprising close coupled toilet and wall mounted hand basin, radiator. PVCu window with obscure glass.

LIVING/DINING ROOM A through room with a lovely aspect over the front garden and view of the South Downs. Real wood parquet flooring. two radiators, and an open fireplace with timber over mantle, stone surround and hearth.. Sliding PVCu doors out to the patio and garden beyond.

KITCHEN/BREAKFAST AREA Built in solid wood cabinetry to include base and wall mounted units with an integrated under counter fridge, freestanding cooker and space and connection for washing machine, wall mounted 'Glow Worm Micron' boiler and 'Honeywell' central heating controls, serving hatch to dining area. **BREAKFAST AREA** built-in larder store, radiator and pleasant view over rear garden. PVCu door to side access.





Half landing with picture window with side aspect.

First Floor

LANDING Hatch to loft.

BEDROOM ONE Lovely views of the South Downs and front aspect, built-in double wardrobe, radiator.

BEDROOM TWO Aspect over rear garden, a spacious double room, built-in wardrobe, radiator.

BEDROOM THREE Aspect over rear garden, a spacious double room, radiator.

BEDROOM FOUR A spacious single room, with a side aspect, built-in shelving, radiator.

BATHROOM A white suite comprising, walk-in shower with thermostatic apparatus, tiled enclosure with glazed sliding door, pedestal hand basin, medicine cabinet, close coupled toilet, radiator. Built-in cupboard housing the hot water cylinder.



Garden and Patio Area

FRONT GARDEN Mainly laid to lawn with established shrubs, driveway to detached garage, timber gate to side access.

REAR GARDEN A spacious private garden, backing onto the cul de sac area of Mackie Avenue. Paved patio area, and mainly laid to lawn with established shrubs, and boundary fencing. Two water butts, concrete coal bunker.

GARAGE with light and power. Driveway for off street parking.

Additional Information

Solar panels, with ‘feed in tariff’ from the Electricity companies and the current FIT Contract, which is transferable, runs for another 10 years to 23rd June 2036—details to be confirmed by a Solicitor.

Council Tax Band: D



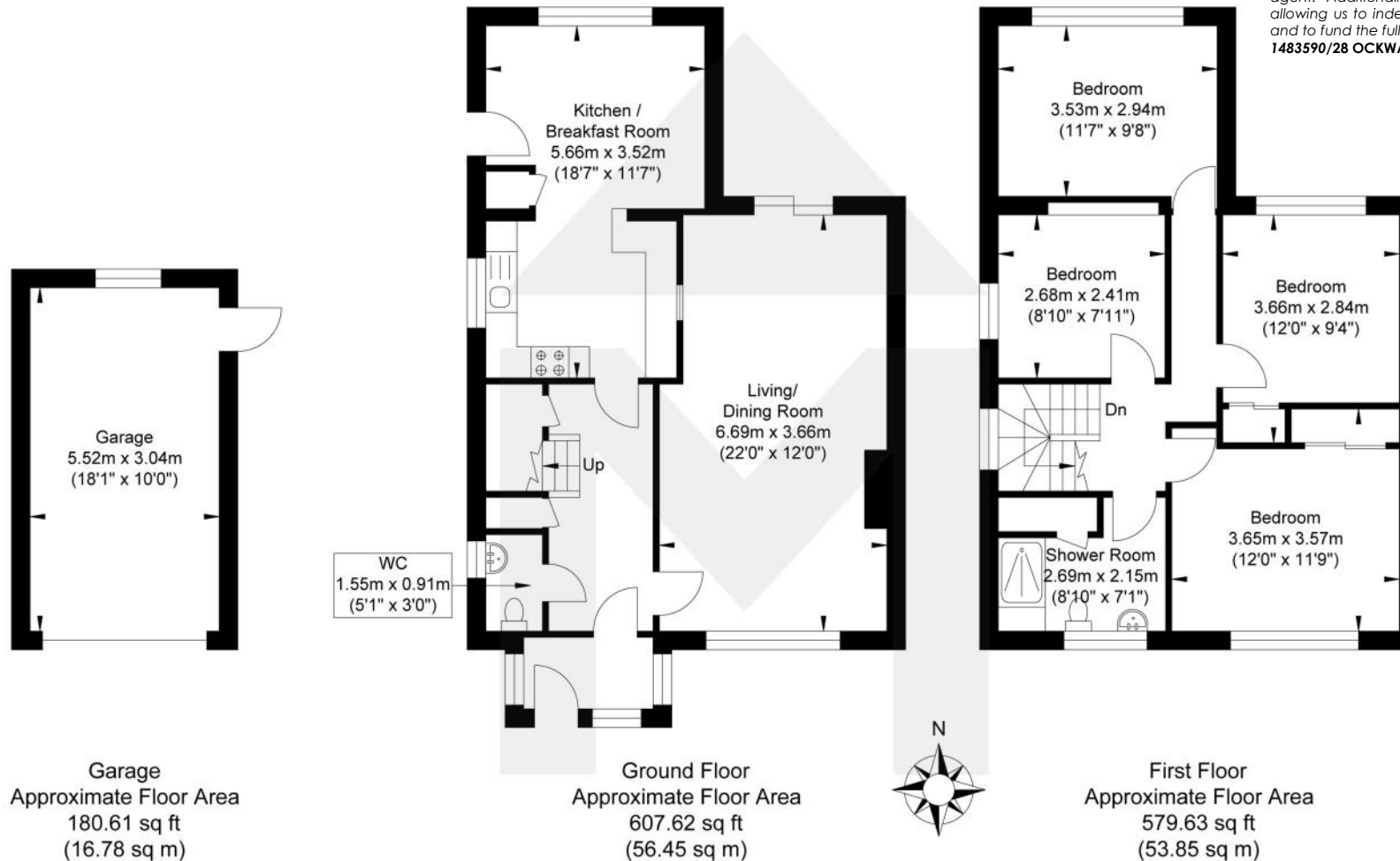
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floorplan

Ockley Way

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.
1483590/28 OCKWAY/SJ/MMXXVI0713



Approximate Gross Internal Area (Excluding Garage) = 110.30 sq m / 1187.25 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk