



Wilmington Close

Hassocks, West Sussex, BN6 8QB

MARCHANTS

Wilmington Close

A detached three-bedroom extended family home located in a select close with communal greens and nearby pathway with direct access to Adastra Park. Proximity to the centre of the village, local amenities and village schools. The property benefits from open plan living areas, garage and rear service road. Offered to the market with no onward chain.

OIEO £600,000

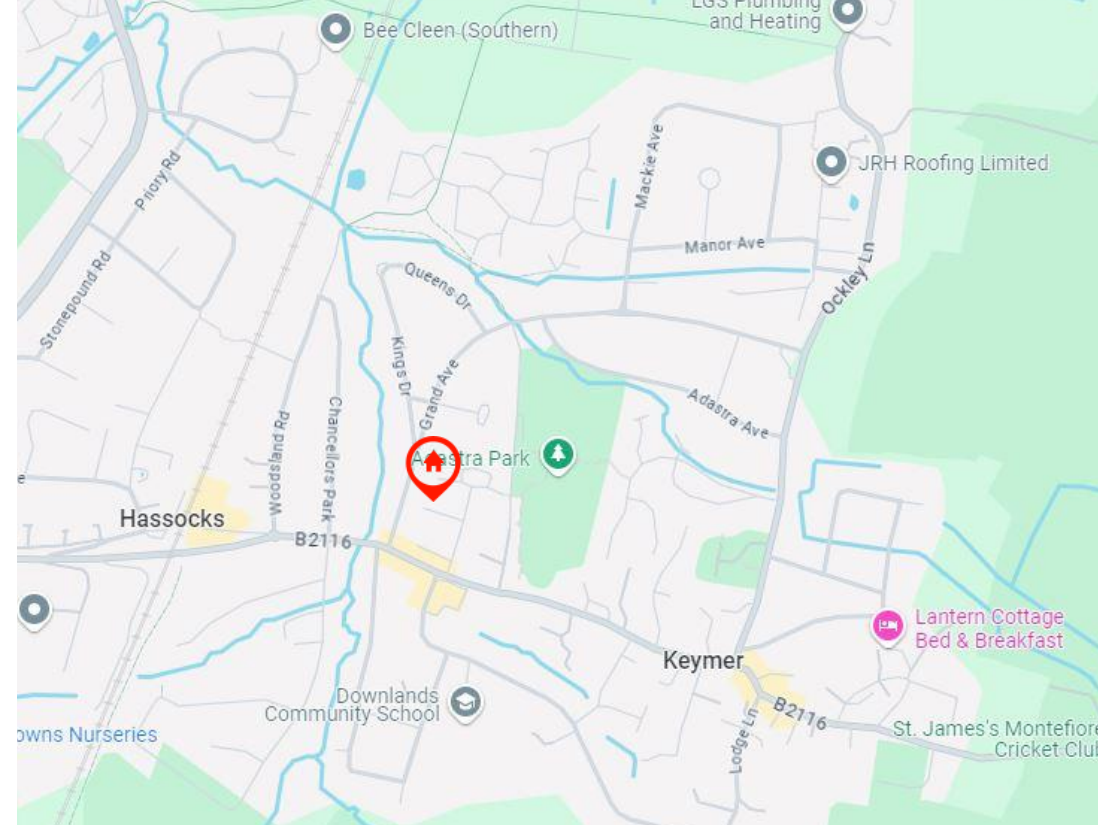
MARCHANTS

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Features

- Detached House
- Three Bedrooms
- Spacious Living Area
- Kitchen & Utility
- Rear Garden
- Garage
- Close to Village Centre and Park
- No Onward Chain



Nearby Adastra Park, Hassocks.

Location

Wilmington Close lies just off the Keymer Road shopping area and a path leads to Adastra Park, which provides many sporting opportunities as well as a children's play area.

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. 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 (8.8 miles)
- Gatwick Airport (19.4 miles)

Accommodation

Brick and glazed **PORCH** with composite door, recessed downlights, and wall mounted coat hooks, ceramic tiled floor, into;

Glazed door into **HALL** Laminate floor, radiator, cabinet housing the electricity consumer unit. Built-in storage cupboard with shelving.

CLOAKROOM A white suite comprising hand basin built-in vanity unit and ceramic tiling to splash back areas, wall mounted mirror fronted medicine cabinet above, back to the wall toilet and wall mounted cabinet over. Radiator.

LIVING ROOM A south aspect, a light and spacious room, two radiators, TV connection and wall lights. Open tread timber staircase leading to the first floor.

Sliding doors into **CONSERVATORY** PVCu construction, wall lights, radiator. Ceramic tiled floor and door leading to patio and garden beyond.





DINING ROOM Feature ceramic tiled floor, radiator and aspect over the rear garden. Open archway into Living Room.

KITCHEN Feature ceramic tiled floor as for Dining Room, built-in fitted cabinetry to include wall and base units and drawers, laminate work surface over and inset stainless steel sink and drainer with mixer tap, 'Hague' water softener system in cupboard under, inset gas hob and extractor over, built-in housing with 'Bosch' oven. Spaces for fridge freezer and dish washer. Wall mounted 'Glow Worm' boiler, and wall mounted glazed cabinet with sliding doors, partial ceramic tiling to walls and splash back areas. Open arch through to utility area, further base and wall cabinets, spaces for washing machine, tumble dryer, laminate worktop over to include a breakfast counter. PVCu door for side access and rear garden.

FIRST FLOOR LANDING Built-in cupboard housing hot water cylinder and 'Salamander' electric shower pump, light and slatted shelving.



BEDROOM ONE A double aspect room, with fitted bedroom furniture, wardrobes, wall cabinets, dressing table and nightstands. Further built-in double wardrobe with sliding doors. Laminate floor, TV connection, and two radiators.

BEDROOM TWO A rear aspect over garden, laminate floor, radiator and built-in double wardrobe with sliding doors, and fitted wall unit.

BEDROOM THREE A rear aspect, built-in desk, and further built-in double wardrobe (doors removed and stored) radiator. Loft access, partly boarded, retractable ladder and light and power.

BATHROOM A white suite comprising, wall mounted hand basin with mixer tap set into vanity unit, shaver socket, back to the wall fitted toilet and display area over, walk-in shower enclosure with thermostatic apparatus and rain fall shower head, further separate hair rinse attachment, glazed shower screen and shower curtain. Ladder style towel rail, fully ceramic tiled walls and floor.





Garden and Patio Area

FRONT GARDEN A paved pathway, lawned area and shrubs, gated side access.

GATED SIDE ACCESS Lantern wall light, external tap.

REAR GARDEN Paved patio area, external lights mainly laid to lawn, rotary ainer, and established shrubs. Gated access to service road.

SIDE ACCESS PVCu covered store area, water butt.

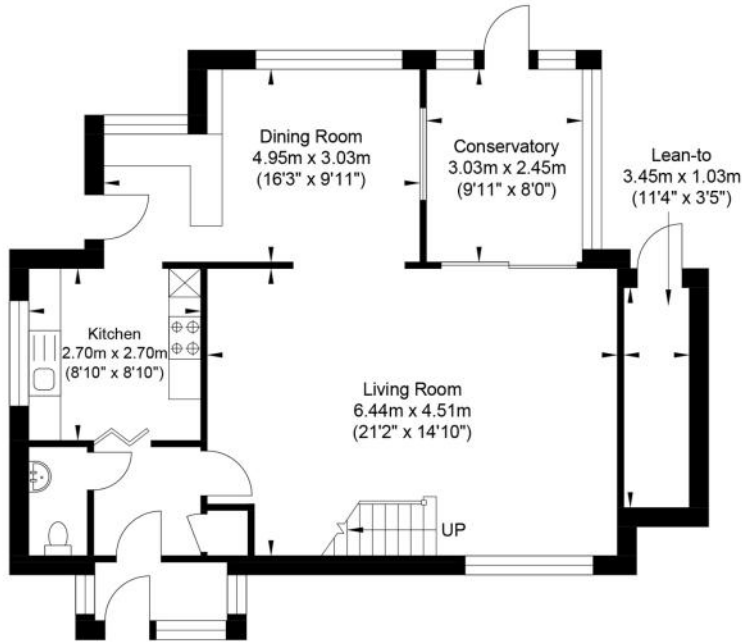
GARAGE With power and light, fitted work bench and wall cabinets, rear window, personal door to rear garden and up and over door approached by a rear service road.

Additional Information

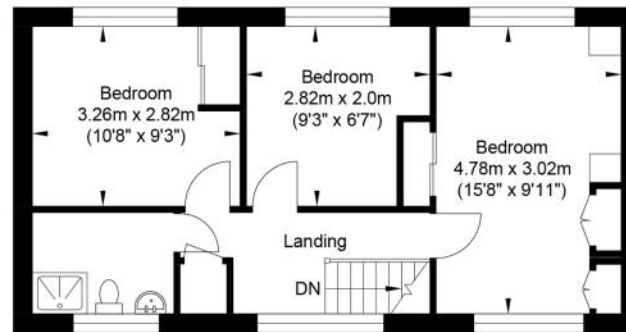
- N.B.** 1. The property has spray foam insulation in the loft which will require removing if a mortgage is needed to purchase this property.
2. There is a residents Association that maintains the common areas. Currently £145.00pa (TBC).

Council Tax Band: E

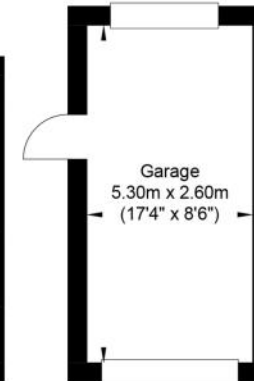
Floorplan



Ground Floor
Approximate Floor Area
746.9 sq ft
(69.4 sq m)



First Floor
Approximate Floor Area
486.0 sq ft
(45.2 sq m)



Garage
Approximate Floor Area
148.32 sq ft
(13.78 sq m)

Approximate Gross Internal Area (Excluding Garage) = 114.6 sq m / 1232.9 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
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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