



**Brambles**

Hassocks, West Sussex, BN6 8EQ

**MARCHANTS**

# Brambles

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A three bedroom semi-detached house located towards the end of this small cul-de-sac of just 9 properties. The property benefits from a newly installed (May 2026) gas boiler and new roof, lounge diner, front and rear gardens plus own driveway to double length garage. The house requires further modernisation throughout. The property is offered to the market with **no onward chain**.

**Guide Price £400,000**

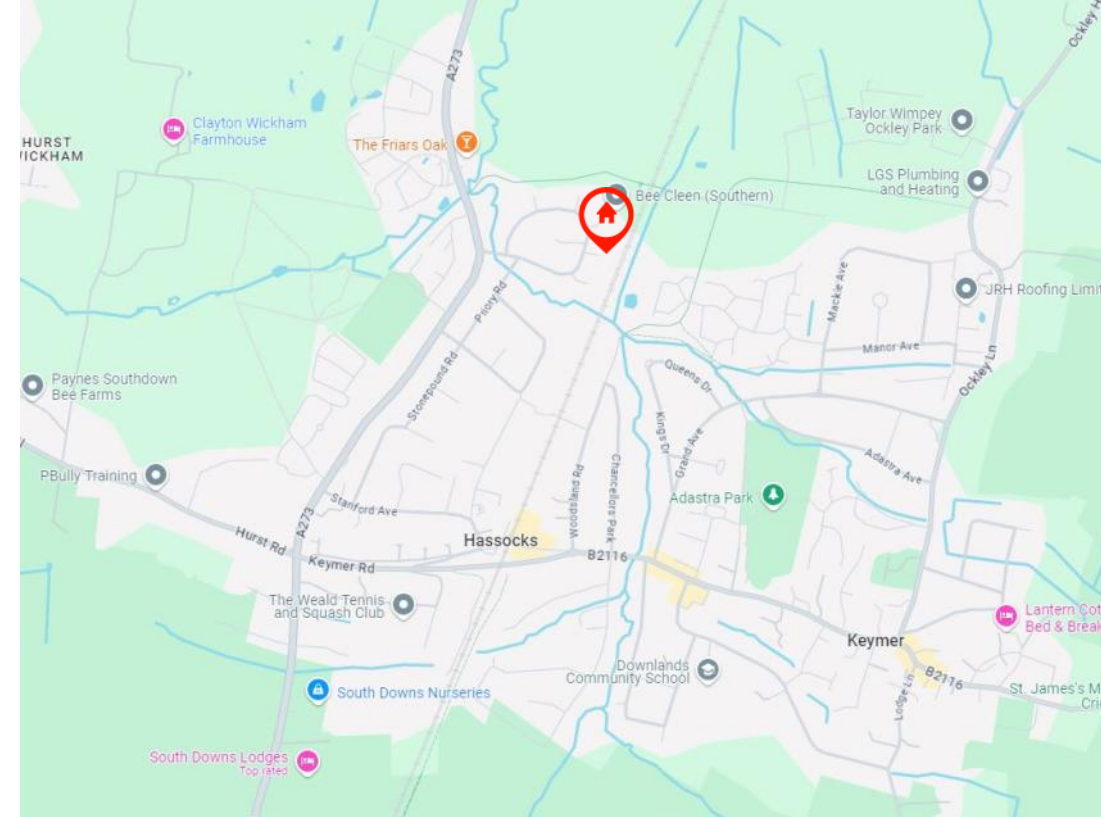
MARCHANTS

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# Features

- Three Bedrooms
- Newly Installed Boiler May 2026
- New Roof April 2026
- Opportunity to Improve Further
- Small Close Environment
- Double Length Garage
- Driveway for Several Vehicles
- Close to Countryside walks and Friars Oak Pub



Stunning views of The South Downs from nearby fields, Hassocks.

# Location

Brambles is a small Cul-De-Sac of just nine similar style and age properties which were built circa 1970. Brambles lies just off Shepherds Walk and is approximately 0.7 miles to the village centre via connecting footpaths.

Hassocks provides a variety of facilities, including shops, a sub-post office (within Morrisons Convenience Store), Sainsbury's Local, Sussex Grocer supermarket, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

- Hassocks Station (0.7 miles)
- Burgess Hill (2.4 miles)
- Brighton (8.7 miles)
- Gatwick Airport (19.5 miles)

# Accommodation

Approached over a block paved driveway leading to the covered porch, PVCu door and stained-glass side panel, external courtesy light.

**HALLWAY** Radiator and stairs to first floor. Under stairs storage cupboard housing the 'Glow Worm' boiler (Installed May 2026). Gas meter and electricity fuse unit.

**LIVING/DINING ROOM** Open plan through room with a front to back aspect, radiator, open fireplace with timber surround, tiled insert and hearth. Archway into :

**DINING AREA** Radiator, built in shelving and glazed display unit. PVCu double doors leading to the patio and garden beyond.

**KITCHEN** Rear aspect, stainless steel sink with mixer tap and drainer over into fitted cabinet with storage under. Free standing 'Tricity Bendix' electric cooker and free standing 'Beko' fridge freezer, double unit with storage cupboard and drawers, with laminate worktop over. PVCu door to side access.





## FIRST FLOOR

**LANDING** PVCu window with a side aspect, hatch to loft, built-in airing cupboard housing the hot water cylinder and slatted shelving.

**BATHROOM** A white suite comprising panel enclosed bath, pedestal hand basin with medicine cabinet over, close coupled toilet. Fully ceramic tiled.

**BEDROOM ONE** A front aspect, radiator and built-in wardrobe storage.

**BEDROOM TWO** A rear aspect, radiator and built-in wardrobe storage.

**BEDROOM THREE** A front aspect, radiator.



# Garden and Patio Area

**FRONT GARDEN** Laid to lawn, block paved driveway for several vehicles leading to the **GARAGE** A double length garage with electricity, windows and timber door onto the rear garden.

**REAR GARDEN** Paved patio, mainly laid to lawn with timber boundary fencing.



# Additional Information

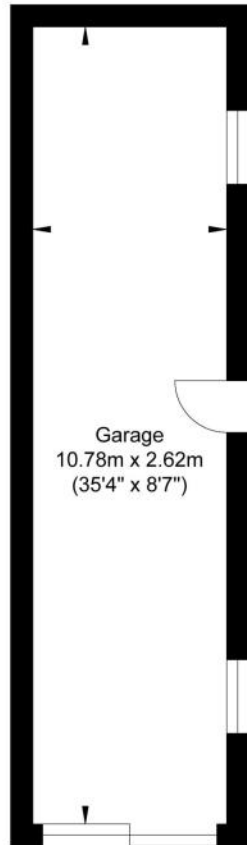
Council Tax Band: D

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>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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		





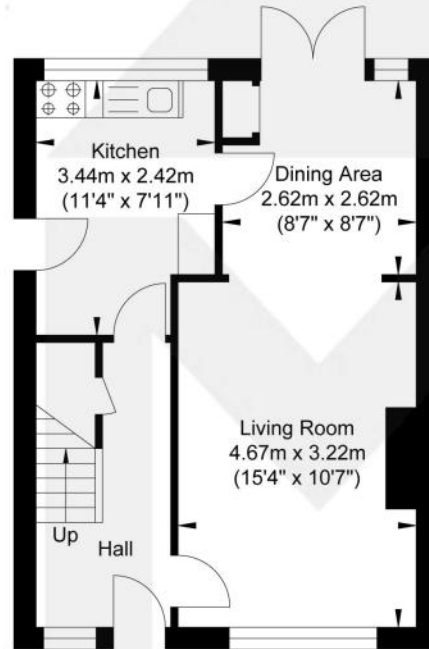
# Floorplan



Garage  
10.78m x 2.62m  
(35'4" x 8'7")

Garage  
Approximate Floor Area  
303.97 sq ft  
(28.24 sq m)

# Brambles



Kitchen  
3.44m x 2.42m  
(11'4" x 7'11")

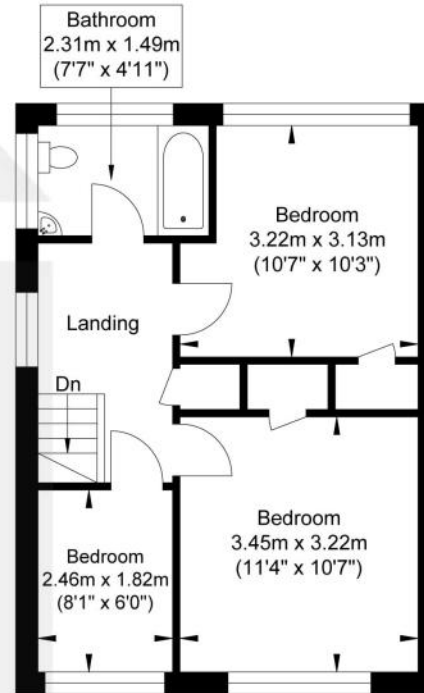
Dining Area  
2.62m x 2.62m  
(8'7" x 8'7")

Living Room  
4.67m x 3.22m  
(15'4" x 10'7")

Up

Hall

Ground Floor  
Approximate Floor Area  
408.59 sq ft  
(37.96 sq m)



Bathroom  
2.31m x 1.49m  
(7'7" x 4'11")

Bedroom  
3.22m x 3.13m  
(10'7" x 10'3")

Landing

Dn

Bedroom  
2.46m x 1.82m  
(8'1" x 6'0")

Bedroom  
3.45m x 3.22m  
(11'4" x 10'7")

First Floor  
Approximate Floor Area  
409.03 sq ft  
(38.0 sq m)



Approximate Gross Internal Area (Excluding Garage) = 75.96 sq m / 817.62 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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