

The UK's number one property website
rightmove.co.uk

onTheMarket.com



Much care is taken in the preparation of our particulars, but we cannot guarantee that the information given is accurate. Property details are issued as a general guide only and may not form any part of an offer or contract. We recommend that intending purchasers check details personally.

VIEWING BY APPOINTMENT
WITH
PSP HOMES
54 Church Road, Burgess Hill, West
Sussex, RH15 9AE
TELEPHONE 01444 250999
EMAIL bh@psphomes.co.uk
www.psphomes.co.uk

PSPhomes
SALES AND LETTINGS



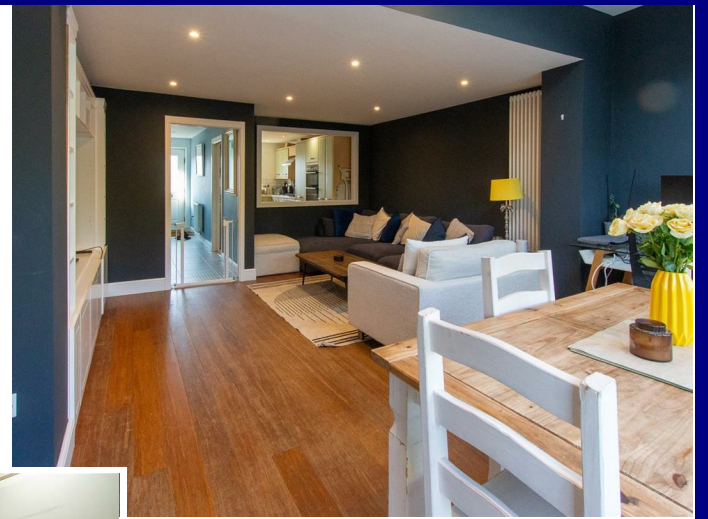
13 Hassocks Close, Hassocks, West Sussex, BN6 8FD
£2,950 Per Calendar Month

PSPhomes



13 Hassocks Close, Hassocks, West Sussex, BN6 8FD

- Charming four bedroom semi-detached home
- Quiet & highly desirable location
- Within walking distance of Hassocks train station
- Available part or unfurnished
- Parking
- Local tennis/squash club is just a stone's throw away
- Available; ask the agent



A modern four-bedroom family home situated in a quiet and highly desirable location, conveniently within walking distance of the Hassocks train station, making it a perfect choice for commuters. Offered part furnished or unfurnished and available from ask the agent.



The Home...

Nestled in a select cul-de-sac of just nine properties, off the prestigious South Bank, this charming four bedroom semi-detached home is ideally located for Hassocks Station, making it a perfect choice for commuters. It's also surrounded by scenic country walks, ideal for outdoor enthusiasts. The renowned local tennis/squash club is just a stone's throw away, offering an excellent spot for active families or sports enthusiasts.

As you enter the property, to your left, you'll find a convenient cloakroom. Opposite, the kitchen boasts a large window that provides a lovely view of the nearby tennis courts. Well-equipped with a built-in fridge freezer, oven, and a dishwasher, the kitchen blends functionality and style. A large opening provides clear visibility into the spacious lounge/diner.

The spacious living/dining room offer a versatile and practical space for family living, with a fantastic TV unit and built-in storage and shelving. The bamboo flooring throughout is highly resilient, making it ideal for everyday use.

Additionally, the lounge/dining room features a large skylight that floods the space with natural light along with beautiful wooden bi-fold doors that open out onto the rear garden.

Off the dining area, you'll find access to the original garage, half of which has been cleverly converted. The current owners are using this space as a utility room, which houses the washing machine but could easily serve as an office. A door leads to the rear garden, complemented by a window that lets in natural light. An additional door opens into the remaining part of the garage, providing ample practical storage space.

The first floor comprises two double bedrooms with fitted wardrobes, a spacious landing with a large storage cupboard, a study/bedroom four, and a modern family bathroom, providing flexible and

well-proportioned accommodation.

On the second floor, the master bedroom on the top floor offers a peaceful retreat from the hustle and bustle of the rest of the house. A Velux window floods the room with natural light, creating a bright and airy atmosphere with added hanging rails for easy access to clothes. The ensuite features a large walk-in shower, WC, and basin. Additionally, there are four access points to the eaves, providing ample storage space.

Step Outside...

From the dining area, the stunning bifold doors offer a true sense of inside/outside living when fully opened, or you can opt to open just one door for a more versatile approach. The garden also features practical artificial lawn offering low-maintenance living with a BBQ zone at the back of the utility/office space. At the front of the property you have driveway parking that leads to the garage store.

Hassocks Life...

Located at the bottom of the highly regarded South Bank, opposite The Weald Tennis and Squash club in the charming village of Hassocks. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is minutes away, making it a convenient and family-friendly location.

For commuters, Hassocks benefits from a train station with regular services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M).

Info.....

Local Authority: Mid Sussex District Council
Council Tax Band: D

Permitted Payments:

Holding Fee: One weeks rent - £4680.76

Deposit: Five weeks rent - £3403.84

The holding deposit will be refunded against the first month's rent but can be refunded if the applicant withdraws from the property, fails the reference checks due to false or misleading information or fails the Right to Rent checks.

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending applicants check personally before committing to the tenancy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	