



Shepherds Walk

Hassocks, West Sussex, BN6 8EB

MARCHANTS

Shepherds Walk

An extended well-proportioned detached family home with versatile accommodation, downstairs bedroom and shower room, four further bedrooms on the first floor, one with en suite. Garage with electric roller door and driveway for several vehicles. Located on an established development and within proximity to Hassocks mainline station, Friars Oak Pub and a pathway into the village.

£650,000

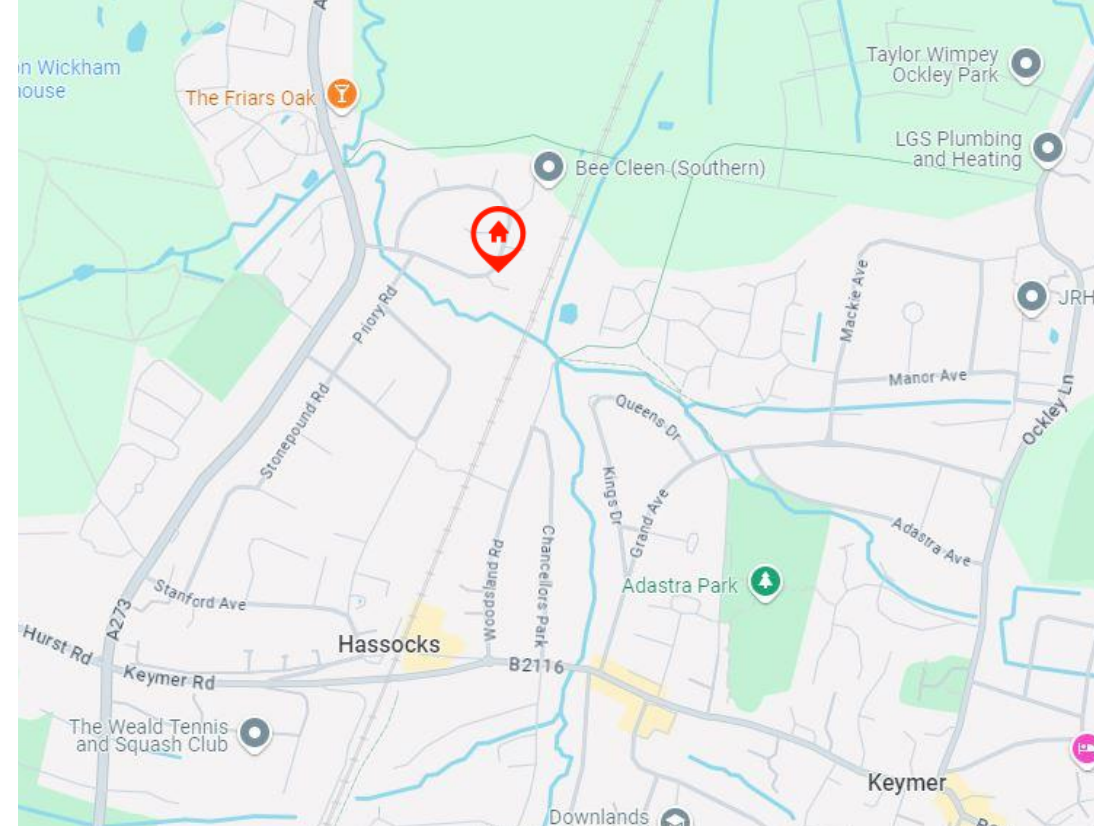
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Features

- Detached Family Home
- Well Extended/Spacious
- 3/4 Reception Rooms
- 4/5 Bedrooms
- 3 Bathrooms
- Gardens On All Sides
- Garage
- Own Drive for Several Vehicles



Nearby London Road Recreation Ground.

Location

Shepherd's Walk lies on the north-west side of the village approximately one mile from the centre and is accessed by pedestrian shortcuts.

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 (0.6 miles)
- Burgess Hill (2.3 miles)
- Brighton (9.1 miles)
- Gatwick Airport (17.9 miles)

Accommodation

An attractive wrought iron gate onto the central pathway. Outside lantern light.

PVCu glazed panel door with side panel. **PORCH** Radiator.

HALLWAY Radiator, built in cupboard housing gas and electricity meters, and consumer unit. 'Hive' heating control.

LIVING ROOM A bright and spacious double aspect room, two double radiators. Real flame effect gas fire set into a feature stone surround, wall lights and display shelves. PVCu sliding door into;

CONSERVATORY PVCu and brick built with vaulted ceiling and central ceiling fan light, ceramic tiled floor, double doors leading out to the east facing patio.

KITCHEN/BREAKFAST ROOM A spacious double aspect room, modern kitchen cabinetry comprising of wall, base units and pan drawers with laminate roll top worksurface over and inset one and half bowl sink with mixer tap. Inset 'Neff' induction hob and extractor over, built-in housing incorporating a 'Neff' double oven with further storage under, cupboard housing the 'Worcester Greenstar' boiler. Built-in housing incorporating an 'AEG' fridge freezer and further storage with shelving. Spaces for washing machine, dish washer and tumble dryer. 'Hive' heating thermostat. PVCu door to side access and garage.





DINING ROOM East Aspect, wall lights, TV connection, radiator.

BEDROOM FIVE/SITTING ROOM A west aspect, TV connection, wall lights, radiator.

STUDY A double aspect room, TV connection, radiator and shelving.

SHOWER ROOM A coloured suite comprising close coupled toilet, wall mounted hand basin with mixer tap and fitted wall mirror above, mirror fronted medicine cabinet, shower enclosure with double doors and internally ceramic tiled with 'Mira Jump' electric shower. Recessed downlights, 'Addvent extractor, ceramic tiling to splash areas and floor.



Accommodation continued

Stairs rising to **FIRST FLOOR**.

LANDING A splendid west view down the development and front garden aspect.

BEDROOM ONE An east aspect, good size principal bedroom with two built-in double wardrobes and fitted dressing table unit with drawers, radiator.

EN SUITE Wall mounted hand basin with mixer tap, and vanity unit under with storage, fitted wall mirror and display shelf over and shaver point. Shower enclosure with thermostatically controlled rain fall shower head and further separate hair rinse attachment, recessed downlights and extractor.

BEDROOM TWO An east aspect, radiator, built-in storage and shelving.

BEDROOM THREE An east aspect, radiator, built-in storage, TV connection and hatch to loft with aluminum retractable ladder, (loft partially boarded with light and power).

BEDROOM FOUR A front west aspect, built-in double wardrobe, TV connection, radiator.

FAMILY BATHROOM A white suite comprising, panel enclosed bath with 'Triton' electric shower over and mixer tap, close coupled toilet and pedestal hand basin. Radiator and mirror. Built-in storage with slatted shelving and housing a hot water cylinder.



Garden & Parking

FRONT GARDEN West aspect, mainly laid to lawn and enclosed by a mature conifer hedge, raised paved patio area, established shrubs.

SIDE GARDEN North aspect, gated side access to garage and driveway.

REAR GARDEN East aspect, paved pathway leading to a timber storage shed, and side access door to the garage, rotary ailer and laid to lawn.

SIDE GARDEN South aspect, further paved patio area leading from the conservatory and with timber planter.

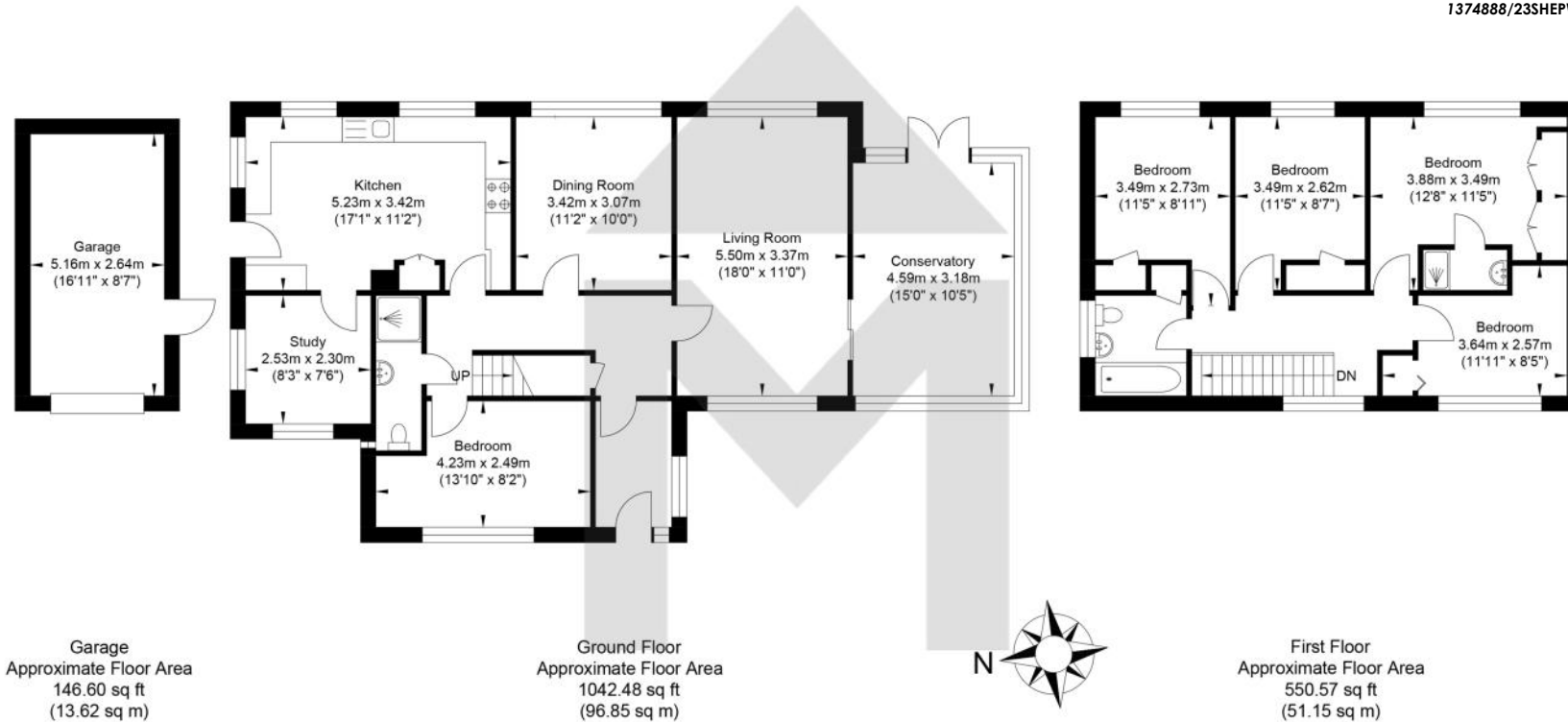
DRIVEWAY Block paved drive and parking for several vehicles.

GARAGE With 'Horman' electric roller door, fitted shelving, light and power. Side door leads to garden. Fitted courtesy light.



Floorplan

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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Approximate Gross Internal Area (Excluding Garage) = 148.0 sq m / 1593.05 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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