



**The Crescent**

**Keymer, Hassocks, West Sussex, BN6 8RB**

**MARCHANTS**

# The Crescent

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A modern Victorian 'Villa style' home built in 2015, offering four bedrooms, three bathrooms, underfloor heating on the ground floor, solar panels and oak internal doors. The property is located in a sought after location and enjoys a large garden with potential to extend or add a garage (STNC). Presented to the market with no onward chain.

**£750,000**

MARCHANTS

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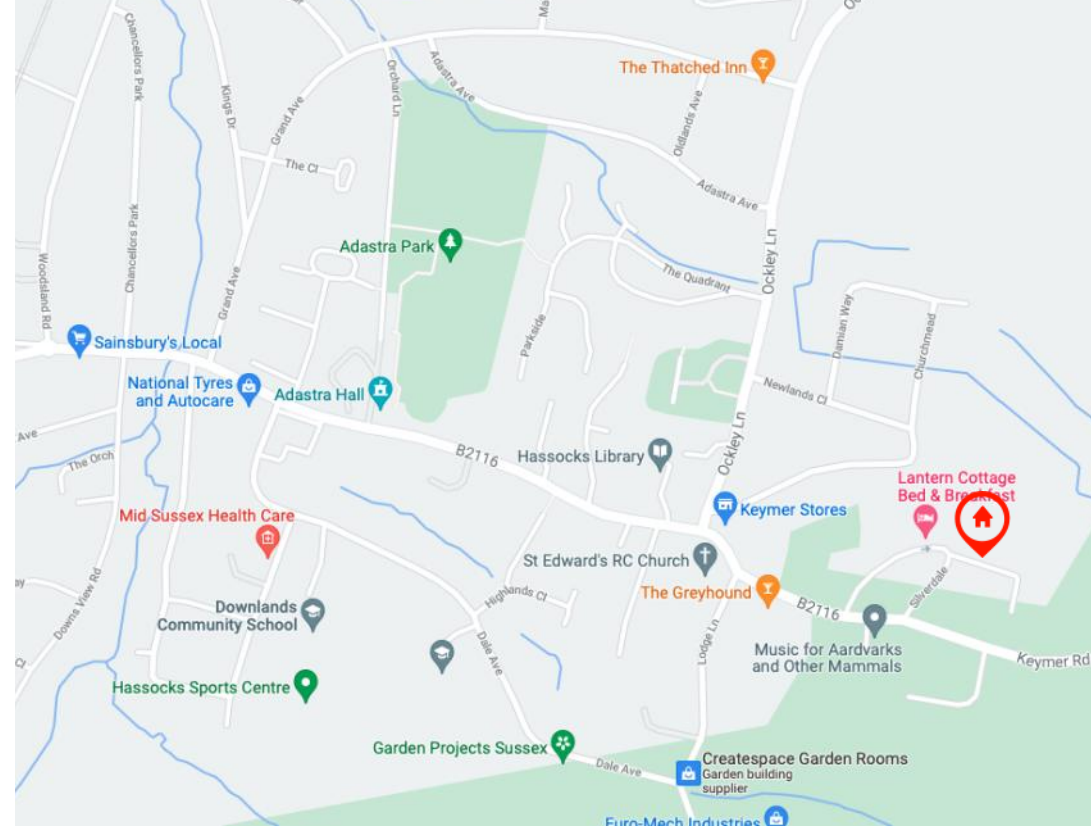
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# Features

- Semi-Detached House
- Built in 2015
- Four Bedrooms
- Family Bathroom & Two Ensuites
- Large Garden
- Space for Garage and Extending (STNC)
- Own Driveway
- No Onward Chain



Nearby countryside with views of The South Downs which can be accessed from The Crescent.



# Location

The Crescent is a natural private lane between Keymer Road and Silverdale located approximately one mile from the charming village of Ditchling and Hassocks centre and with immediate access to a lovely country walk.

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 (0.8 miles)
- Burgess Hill (2.6 miles)
- Brighton (8.7 miles)
- Gatwick Airport (19.2 miles)

# Accommodation

Recessed **ENTRANCE PORCH** With electric light, paved floor and part glazed door to:

**HALLWAY** polished wood flooring, smoke alarm, room thermostat, storage space under stairs rising to first floor. Doors to:

**CLOAKROOM** Fitted with a vanity wash basin with mixer tap, W.C., polished wood flooring, illuminated mirror.

**LOUNGE** An attractive bay fronted room with polished wood flooring, 'Morso' multi fuel burner on a slate hearth and oak mantle over. Two wall lights, recessed downlights.

**KITCHEN/DINER** A spacious double aspect room having glazed doors opening onto the rear garden. The kitchen is fitted with cream-coloured fittings comprising an excellent range of base cupboards and drawers, generous granite worktops with inset stainless-steel sink having a drainer and mixer tap. Three wall mounted cupboards and larder cupboard. Appliances include 'Siemens' double electric oven and grill, gas hob with tiled splashback and 'Siemens' extractor over. Two wall lights, recessed downlights, Luxury Vinyl Tile (LVT) flooring, door to:

**UTILITY ROOM** Fitted with a double base cupboard, granite worktop and recessed stainless-steel sink with mixer tap. Double wall mounted cupboard and broom cupboard. Space for washing machine, recessed downlights, wall mounted 'Worcester' gas fired boiler for central heating and domestic hot water, LVT flooring, half glazed door to rear garden.





**FIRST FLOOR LANDING** Radiator, smoke alarm, room thermostat, built-in double airing cupboard having an insulated hot water cylinder and slatted shelving.

**BEDROOM TWO** A double bedroom with a bay window facing south. Two radiators, built-in double wardrobe enclosed by mirror sliding doors.

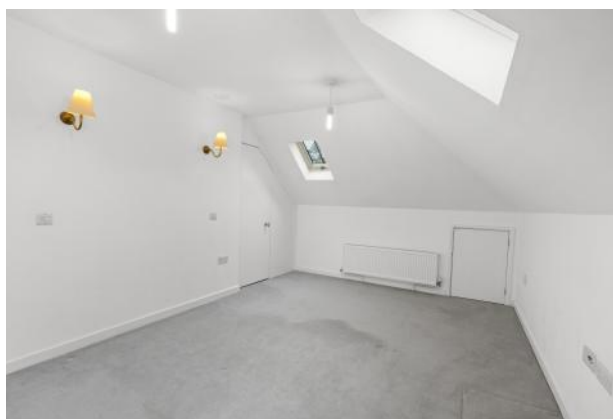
**EN SUITE SHOWER ROOM** comprising a ceramic tiled shower cubicle with a thermostatic overhead shower and further hand shower attachment. Vanity wash basin with mixer tap, W.C., illuminated mirror, ladder style towel warmer, ceramic tiled floor, extractor fan.



**BEDROOM THREE** Overlooking the rear garden, radiator, double built-in wardrobe enclosed by sliding mirrored doors.

**BEDROOM FOUR/STUDY** Overlooking the front. Radiator.

**FAMILY BATHROOM** Fitted with a panelled bath having a mixer tap/hand shower attachment. Vanity wash basin with mixer tap, W.C., with concealed cistern, ladder style towel warmer, ceramic tiled splash areas and timber display shelf. Illuminated mirror.



## **SECOND FLOOR LANDING**

**PRINCIPLE BEDROOM** A loft style double bedroom having three skylight windows, walk-in wardrobe, TV point, two bed lights.

**EN SUITE SHOWER ROOM** A spacious loft style room having a generous fully tiled shower cubicle with a thermostatic shower and accessed via concertina doors. Vanity wash basin with mixer tap, W.C., ladder style towel warmer, automatic extractor, skylight window, ceramic tiled floor.

## Garden and Patio Area

**FRONT GARDEN** The garden measures approximately 48' (14.63m) x 28' (8.53m) plus an area 37' (11.28m) x 16' (4.88m). There are three lawn areas, paved path to the front door and a block paved own drive providing off street parking for several vehicles. A side gate opens onto:

**REAR GARDEN** The garden is well enclosed by timber fencing to two sides and by an old brick wall to the other side. The L-shaped garden measures approximately 60' (18.29m) x 37'6" (11.43m) and 37' (11.28m) x 16'6" (5.03m). The garden is mainly laid to lawn with some specimen trees and two paved patios, outside light.

**ADDITIONAL LAND** The purchase of the property will also include an additional piece of land and a driveway approximately 50 yards to the east of the property. The land comprises a copse and a driveway which has a right of way granted to Lantern Cottage.

## Additional Information

### SOLAR PANELS:

**System :** Sandtoft PV48 Solar system

**Panel Type:** Monocrystalline silicon

**Power Output:** Each panel typically produces around 48 watts

**Efficiency:** Approximately 15-18%

**Compliance:** Meets UK Building Regulations for safety, fire resistance, and energy conservation.

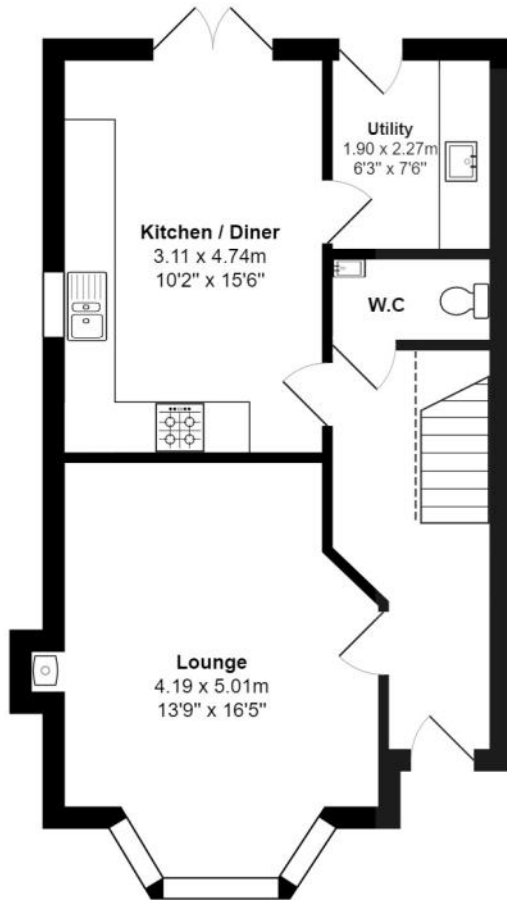
**Council Tax Band:** E



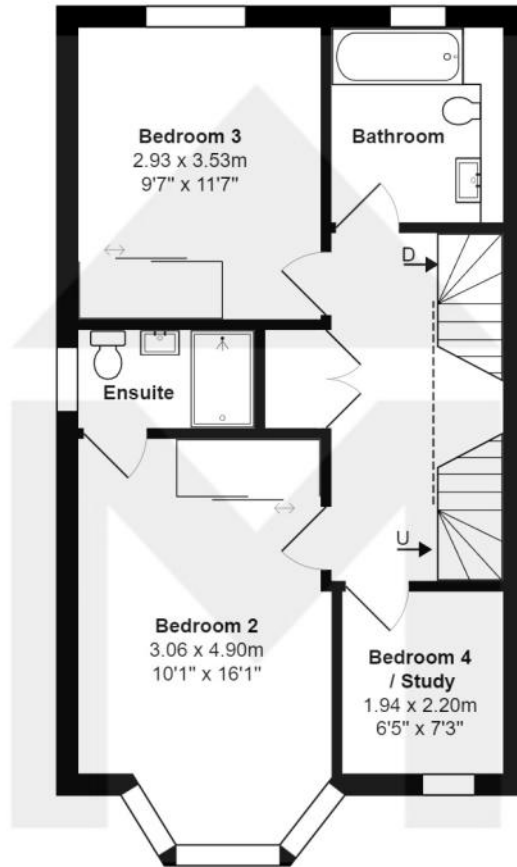


# Floorplan

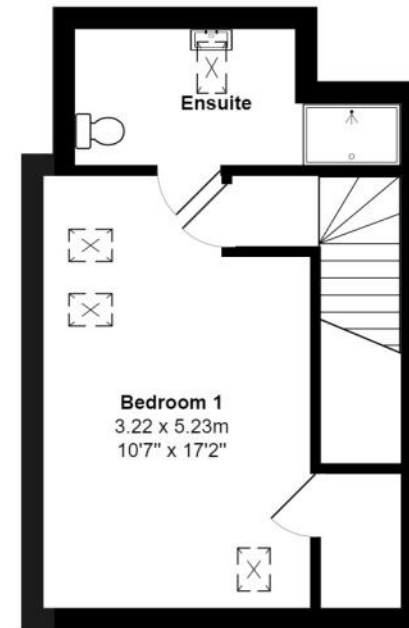
**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests 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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Ground Floor  
 Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>



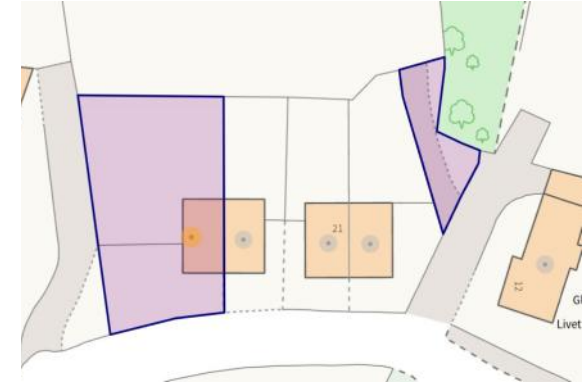
First Floor  
 Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>



Second Floor  
 Area: 28.4 m<sup>2</sup> ... 306 ft<sup>2</sup>

Total Area: 123.6 m<sup>2</sup> ... 1330 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	84	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

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