



Willowbrook Way

Hassocks, West Sussex, BN6 8QD

MARCHANTS

Willowbrook Way

Set in a highly desirable cul-de-sac, this semi-detached house offers a fantastic opportunity to update while already benefiting from three double bedrooms, two living rooms, cloakroom, garage with its own drive and a good size rear garden. The property is located close to the village centre and nearby schools, and is offered to the market with no onward chain.

OIRO £550,000

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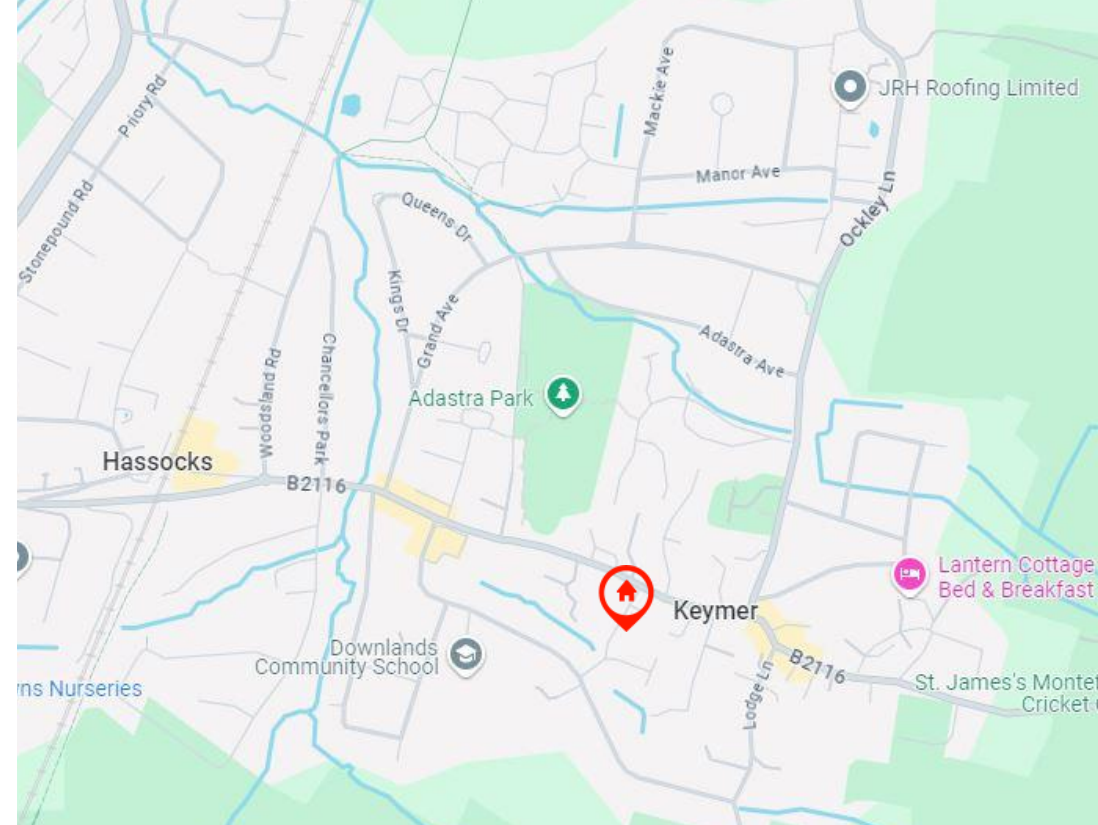
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Features

- Semi-Detached House
- Three Double Bedrooms
- Two Living Rooms
- Garage with Own Drive
- Elevated Position Views of The South Downs
- Scope to Update
- Good Size Garden
- Close to Village Centre



Stunning views of The South Downs from the first floor.



Location

Willowbrook Way is a small cul-de-sac situated just off Dale Avenue with a pedestrian access to Keymer Road, being close to Adastra Park and the shopping 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, nurseries 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 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 (0.5 miles)
- Burgess Hill (2.9 miles)
- Brighton (8.4 miles)
- Gatwick Airport (21.6 miles)

Accommodation

Covered Porch with a quarry tiled floor, two outside lights and door to;

HALLWAY Radiator with display shelf over and fitted shoe cupboard. Time switch for outside light, central heating thermostat.

CLOAKROOM Close coupled toilet, vanity wash basin, radiator, roller blind.

LIVING ROOM Enjoying a front aspect. Tiled fireplace with an electric convector heater. Radiator, fitted range of bookshelves, a pair of glazed doors open into;

DINING ROOM A double aspect room overlooking the rear garden. Radiator, fitted dresser comprising a range of cupboards. Double glazed door to rear garden and archway to;

KITCHEN Overlooking the rear garden and fitted with a range of cream coloured kitchen furniture including three worktops, one and a half bowl stainless steel sink, base cupboards, drawers, wall mounted cupboards and display shelves. Two full height shelved cupboards, built-in cupboard. Appliances include 'Hotpoint' electric cooker with an extractor over, 'Zanussi' fridge freezer and 'Hotpoint' washing machine. Radiator, ceramic tiled splashback, roller blind and Venetian blind. Double glazed door to side entrance.





FIRST FLOOR LANDING Large picture window with roller blind. Built-in shelved linen cupboard with two tubular electric heaters, magnetic hatch to loft with electric light and having a pull-down aluminium ladder.

BEDROOM ONE Enjoying a view to Wolstenbury Hill. Radiator, three built-in wardrobes, roller blinds,

BEDROOM TWO Having a fine view as from bedroom one. Built-in wardrobe, radiator, roller blinds.

BEDROOM THREE Having a rear aspect and view to The South Downs. Radiator, built-in wardrobe, telephone point, fitted vertical blinds.

BATHROOM Comprising a coloured suite of bath with mixer tap/shower apparatus and concertina shower screen over, toilet, wash basin. Radiator with connected towel warmer, ceramic wall tiling, roller blind, two wall mirrors, strip light/shaver point.



Garden and Patio Area

FRONT GARDEN A landscaped garden having raised brick shrub beds and a small, paved area. A gate opens onto a side path having a built-in storage cupboard and leading to rear garden. Own **DRIVEWAY** and turning space.

PART INTEGRAL GARAGE Housing an 'Ideal' gas combi boiler for central heating and domestic hot water. Gas and electric meters, consumer unit, power and light, remote controlled roller style up and over door.

REAR GARDEN A well cared for east facing garden measuring 75' (22.86m) x 32'2" (9.75m) having a fine view of The South Downs. There is a full width paved patio with fitted water tap, central lawn area with mature shrubs, a further raised patio designed in order to enjoy the late evening sun, Cedarwood Summer House.

Additional Information

Council Tax Band: D

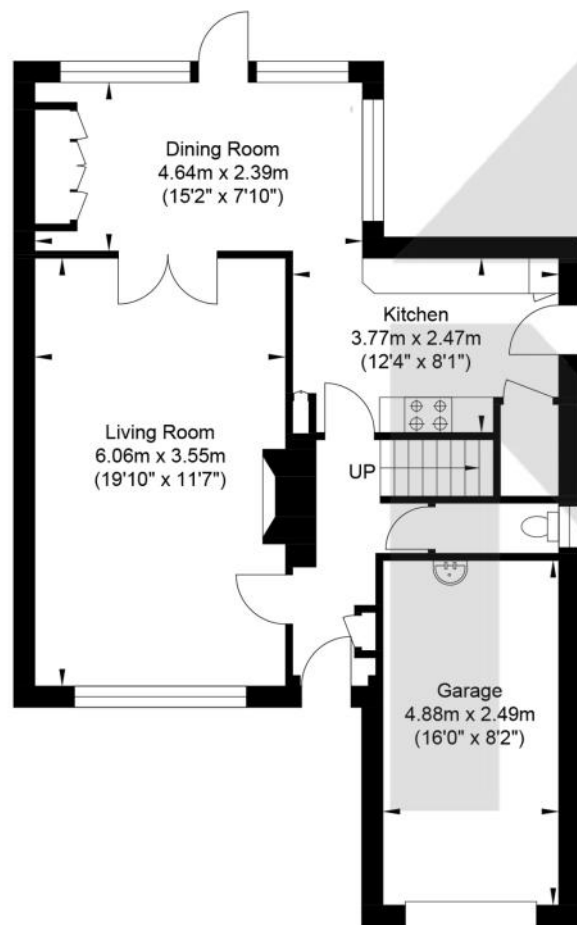
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



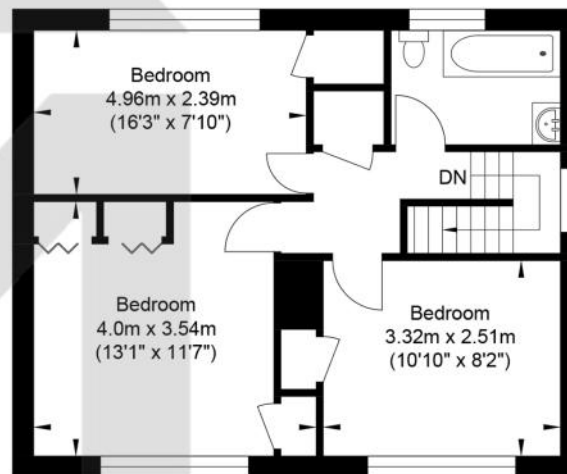


Floorplan

Willowbrook Way



Ground Floor
Approximate Floor Area
691.47 sq ft
(64.24 sq m)



First Floor
Approximate Floor Area
484.37 sq ft
(45.0 sq m)

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 (Including Garage) = 109.24 sq m / 1175.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

