



**Chestnut Drive**

**Hassocks, West Sussex, BN6 8AZ**

**MARCHANTS**

# Chestnut Drive

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An end of terrace two bedroom house with en suites to both bedrooms, situated in a cul-de-sac location with just three other houses. The property is well presented and with views of the South Downs from the first floor bedroom. Benefits include allocated parking, close to play park and short cut into the village of Hassocks.

**£425,000**

MARCHANTS

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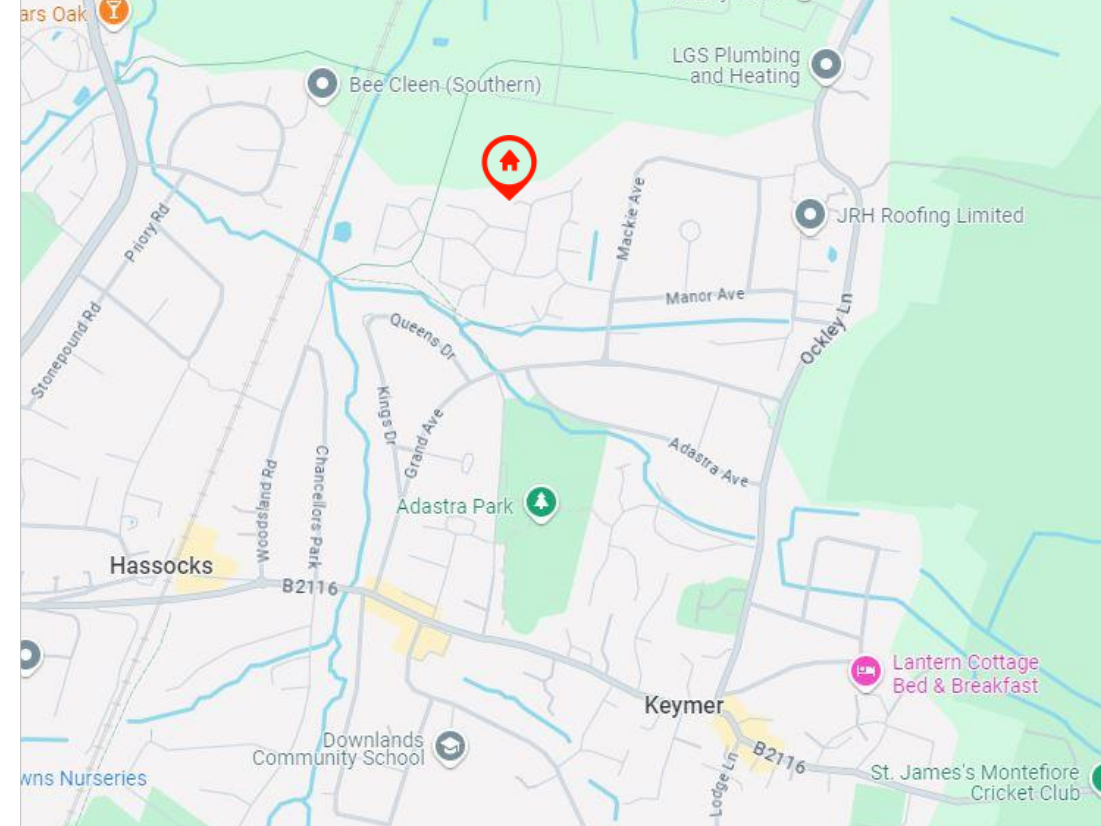
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## Features

- End of Terrace House
- 2 Bedrooms each with Ensuite
- Open Plan Living Room/Diner
- Garden with Raised Decking
- Pleasant Views from Front and Rear
- Cul De Sac Location
- Allocated Parking Space
- Proximity to Village and Station



**Clayton Park Play Area close to the property.**



## Location

Chestnut Drive is located in the Clayton Mills development, this property is situated in a small cul-de-sac set back from the main throughfare.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities, including a variety of shopping facilities, eateries, a post office, a health centre, and schools for all age groups. Adastra Park, 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 mainline 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 (0.7 miles)
- Burgess Hill (2.5 miles)
- Brighton (9.1 miles)
- Gatwick Airport (19.1 miles)

# Accommodation

Canopy porch with outside light and composite door with glazed panels and opening into; **HALLWAY** Wood effect LVT flooring, radiator. Built-in storage cupboard with light and fitted shelving. **CLOAKROOM** Fitted with a white suite, hand basin into built-in vanity unit with display shelving and storage under, close coupled W.C., wall mounted mirror over, radiator, ceramic tiling to splash back areas. Recessed downlights, extractor fan and LVT wood effect flooring.

**KITCHEN** A range of cream coloured shaker style cabinetry to include drawers, base and wall mounted units one incorporating the 'Vaillant Eco Tec' boiler (installed 2024). Laminate worksurface with inset stainless steel sink, drainer and mixer tap over, 'Whirlpool' ceramic hob, extractor and double oven under. Integrated fridge freezer, and space for washing machine. LVT wood effect flooring and tiling to splash back areas. Under unit lighting and warm air fan in kick board.

**LIVING ROOM** LVT wood effect flooring, radiator, PVCu double doors leading out to the patio and garden beyond. Designated dining area, radiator, 'Danfoss' room thermostat.

Stairs rising to First Floor. **LANDING** Hatch to loft, partially boarded and with light

**BEDROOM ONE** Front aspect and views of the South Downs, radiator and built in triple wardrobes. **EN SUITE** Panel enclosed bath with hair rinse attachment, built-in vanity unit with hand basin and W.C., tiling to splash back areas. Ladder style towel rail, recessed downlights and extractor.

**BEDROOM TWO** Rear aspect over the garden, radiator, two built-in double wardrobes. **EN SUITE** Shower enclosure with tiling, pedestal hand basin and W.C., tiling to splash back areas, recessed downlights and extractor.





## Garden & Parking

**FRONT GARDEN** Laid to lawn with shrubs, and pathway leading to the front door.

**REAR GARDEN** Paved patio, 'Astro' turfed central area, raised decking area for alfresco dining. Boundary timber fencing, and timber storage shed. Gated access to side and driveway.

**PARKING** Allocated parking area.

## Additional Information

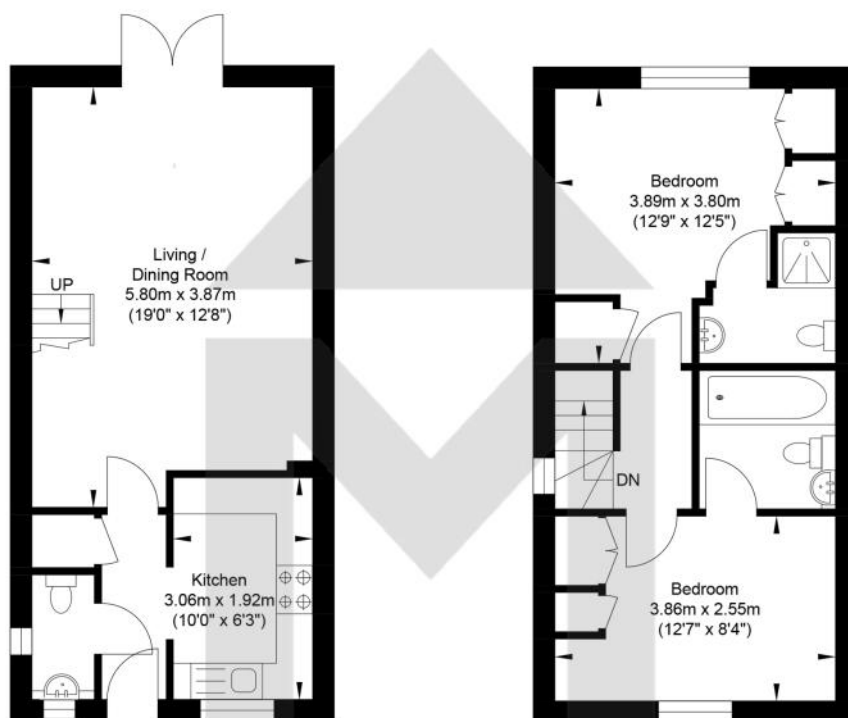
**NB.** Clayton Mills is a private estate managed by Pembroke Property Management who presently levy a charge of £428.00 per annum (2025-26) payable every six months for the upkeep of the communal areas. This is reviewed in January of each year.

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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		
England & Wales		EU Directive 2002/91/EC

# Floorplan

## Chestnut Drive



Ground Floor  
Approximate Floor Area  
352.0 sq ft  
(32.70 sq m)

First Floor  
Approximate Floor Area  
352.0 sq ft  
(32.7 sq m)

Approximate Gross Internal Area = 65.40 sq m / 704.0 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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