



Farm Close

Hassocks, West Sussex, BN6 8PJ

MARCHANTS

Farm Close

Tucked away in a close off Stonepound Road is this two bedroom semi detached bungalow, south facing and with a block paved shared drive. Ideally located within proximity to Hassocks Mainline Station and the nearby village of Hassocks and all amenities the village offers. No ongoing chain

£425,000

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

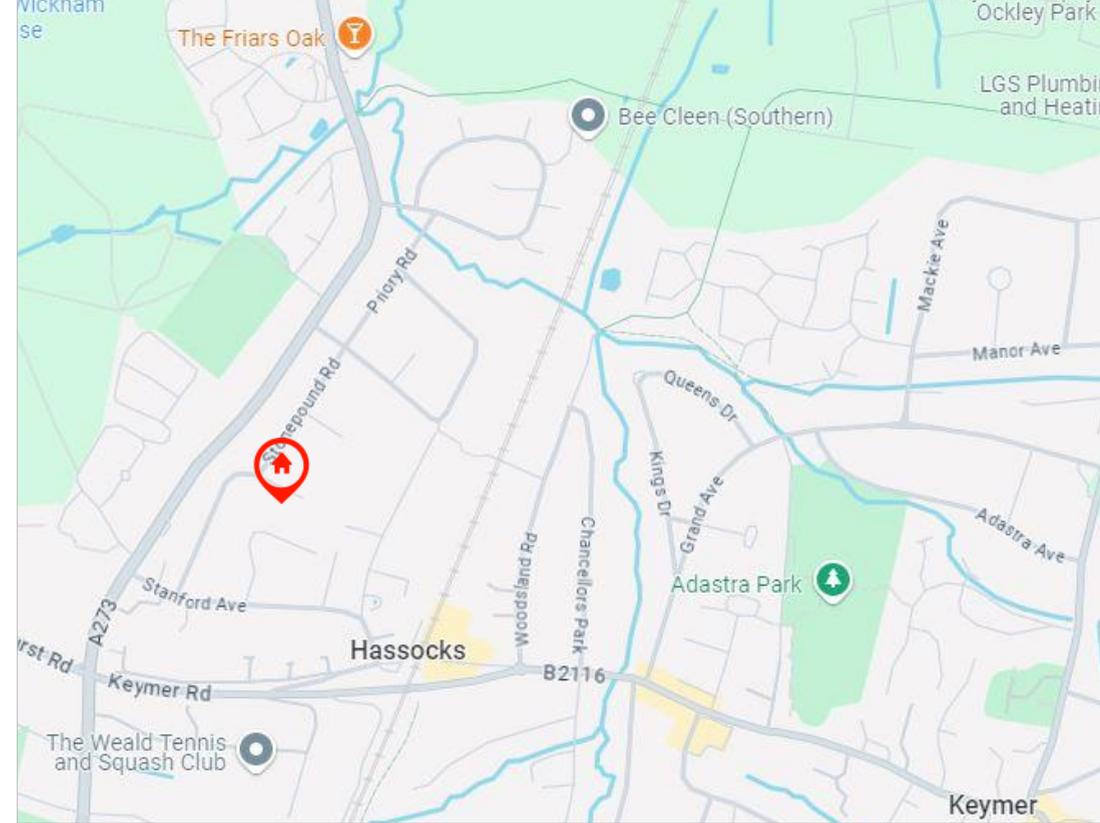
www.marchantsestateagents.co.uk

Features

- Two Bedrooms
- Semi Detached
- Block Paved Shared Drive
- New Boiler September 2021
- Radiators Updated 2024/5
- Proximity to Hassock Mainline Station
- Nearby Countryside Walks
- No Ongoing Chain



View of The South Downs from nearby fields, Clayton.



Location

Farm Close is a small residential cul-de-sac off Stonepound Road, and is approximately one mile from the centre of Hassocks Village.

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 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 (0.4 miles)
- Burgess Hill (2.5 miles)
- Brighton (8.7 miles)
- Gatwick Airport (18.1 miles)

Accommodation

PVCu door into Porchway, timber clad panelling, coat hooks.
Glazed panel timber door into;

HALL Hatch to loft, 'Salus' central heating controller, radiator and wall light.

LIVING ROOM Front aspect with bay window facing south, and overlooking the front garden. Brick built fireplace with inset real flame effect gas fire, radiator.

KITCHEN Through open arch, fitted with wooden cabinetry to include wall and base mounted units and laminate worksurfaces over, inset one and half bowl sink and mixer tap, space for freestanding gas cooker with fitted extractor above. Recess space for fridge freezer, radiator. Partially ceramic tiled to walls. PVCu door to:

CONSERVATORY Low level brick and PVCu glazed. Built-in storage space for a washing machine, further built-in storage. Radiator, double doors leading to the garden and patio area.

FAMILY BATHROOM A white suite comprising, close coupled toilet, pedestal hand basin with medicine cabinet over, shower enclosure with thermostatic shower apparatus. 'Marley' extractor, partial tiling to walls and splash back areas, and timber panelling. Built-in storage with shelving. Frosted window and outlook to conservatory.

BEDROOM ONE A front aspect, Radiator, TV connection, wall mounted storage cupboards and shelving.

BEDROOM TWO Rear aspect and outlook into conservatory, radiator, and wall mounted storage units and shelving. Hatch to loft.

LOFT ROOM Wooden retractable ladder for access, boarded area with two 'Velux' roof lights, eaves storage and fitted shelving.





Garden & Parking

FRONT GARDEN Laid to lawn with conifer hedge.

REAR GARDEN Mainly laid to lawn, with a paved patio area, rotary clothes airer. Two timber storage sheds. Gated access to side area and driveway.

PARKING Block paved shared driveway leading to side entrance, wall mounted courtesy light.

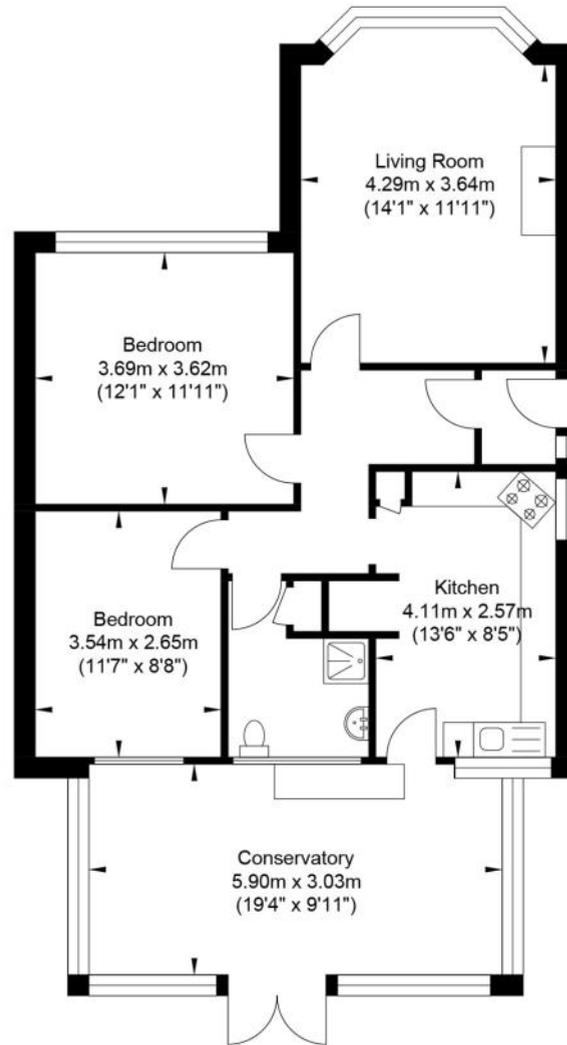


Additional Information

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(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



Ground Floor
Approximate Floor Area
890.5 sq ft
(82.7 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.*
1409088/9FARM/PG/SJ/MMXXVI0226

MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk

Approximate Gross Internal Area = 82.7 sq m / 890.5 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.