



Stafford Way

Hassocks, West Sussex, BN6 8QQ

MARCHANTS

Stafford Way

A well-presented and updated three double bedroom end of terrace house, with a lovely West facing rear garden and gated side access. Located in a cul-de-sac in the parish of Keymer, close to amenities and within easy access to countryside walks.

OIRO £465,000

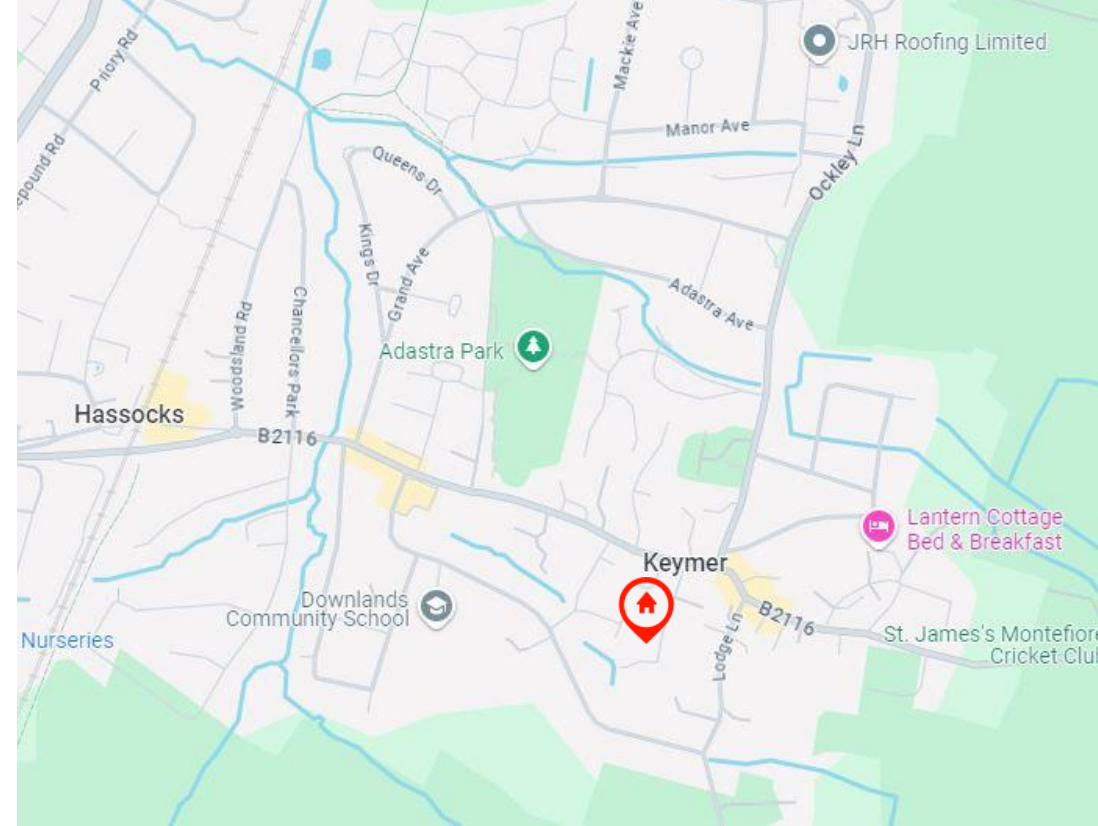
MARCHANTS

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Features

- End of Terrace House
- 3 Double Bedrooms
- Well Presented Throughout
- Modern Kitchen
- Updated Bathroom
- West Facing Rear Garden
- Garage and Own Driveway
- Close to Shops



Location

Stafford Way is a cul-de-sac that lies just off the Keymer Road, in the centre of the parish of Keymer opposite a library, close to a small group of shops, including a convenience store, café and a local village inn nearby.

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 (0.7 miles)
- Burgess Hill (2.5 miles)
- Brighton (8.7 miles)
- Gatwick Airport (23.4 miles)



Stunning views of The South Downs from nearby fields, Hassocks.

Accommodation

Outside light and a PVCu door with glazed panel into lobby.

Timber panel glazed door into:

HALLWAY Radiator, LED track lights. Built-in cupboard with hanging rail and shelving.

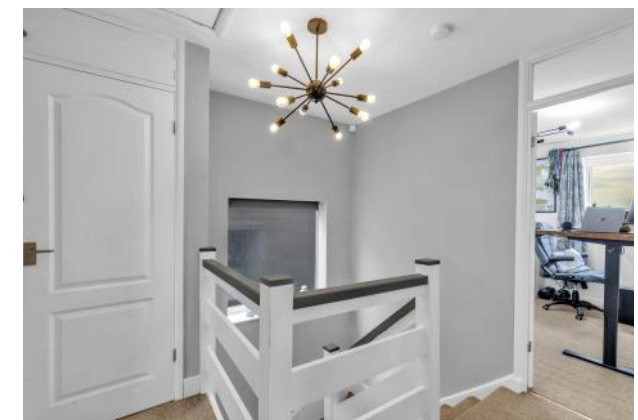
KITCHEN A galley style with fitted cabinetry to include, wall and base mounted units and drawers, 'wood' effect worksurface with inset stainless-steel sink, drainer and mixer tap, freestanding 'Indesit' electric cooker and extractor over, spaces for dishwasher and American style fridge freezer. Under unit lighting, ceramic tiling to splash back areas, 'wood' effect LVT flooring. Radiator, serving hatch to living room. PVCu double glazed window with a front East aspect.

LIVING ROOM A bright and spacious room with PVCu sliding doors out to the West facing patio and garden beyond. TV connection, radiator and built-in deep storage cupboard.

DINING AREA Serving hatch from kitchen.

STAIRS RISING TO FIRST FLOOR

Mid-stairs obscure picture window **LANDING** Built-in storage cupboard with shelving, further built-in storage cupboard housing the 'Vaillant Ecotec 24' combi boiler for domestic hot water and central heating. Hatch to loft, partly boarded and with power and light.





BEDROOM ONE A West rear aspect, wall hung TV connection, built-in double wardrobe, radiator.

BEDROOM TWO An East front aspect, built-in double wardrobe with hanging rail and pull-out wire baskets, radiator.

BEDROOM THREE A West rear aspect, radiator.

BATHROOM A white suite comprising a walk-in shower enclosure and rain fall shower head with separate hair rinse attachment and thermostatic mixer tap, wall hung vanity drawer unit with countertop hand basin and mixer tap, illuminated mirror above. Close coupled toilet, free standing deep bath with central mixer taps. Hexagonal ceramic tiling to splash back areas. Recessed downlights and recessed speaker, traditional style chrome radiator and towel warmer, 'wood' effect LVT flooring.



Garden and Patio Area

FRONT GARDEN Block paved driveway for vehicles.

GARAGE Outside courtesy light. Up and over door, fitted workbench. Internet connection, connection for washing machine and tumble dryer, strip light, gas and electricity meters.

SIDE ACCESS Outside light and outside tap with hot and cold feed, bin storage. Pathway to rear access and gate.

REAR GARDEN Outdoor courtesy lighting. Timber deck and timber bespoke built storage with tiled worksurface over for outdoor dining. Tiled ground area with space for seating and dining. Lawned area and established shrubs, timber half height storage shed. Close board boundary fence. Block shed. Close board boundary fence. Block paved path to gate and side access. Fenced in pathway to neighbouring property.



Additional Information

NB This property gives a right of way passage over the rear garden to the neighbouring property.

Council Tax Band: D

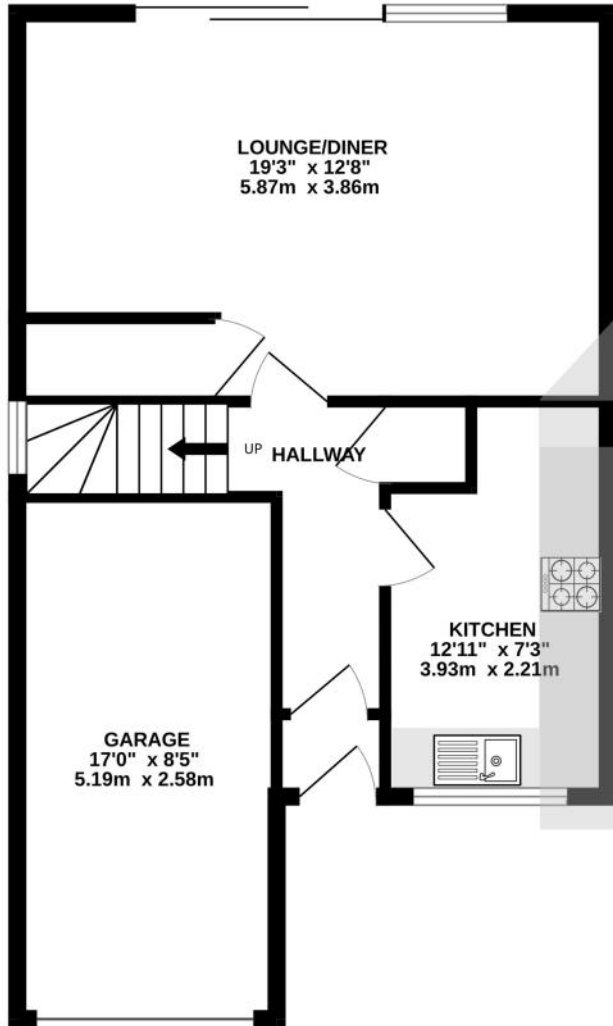
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



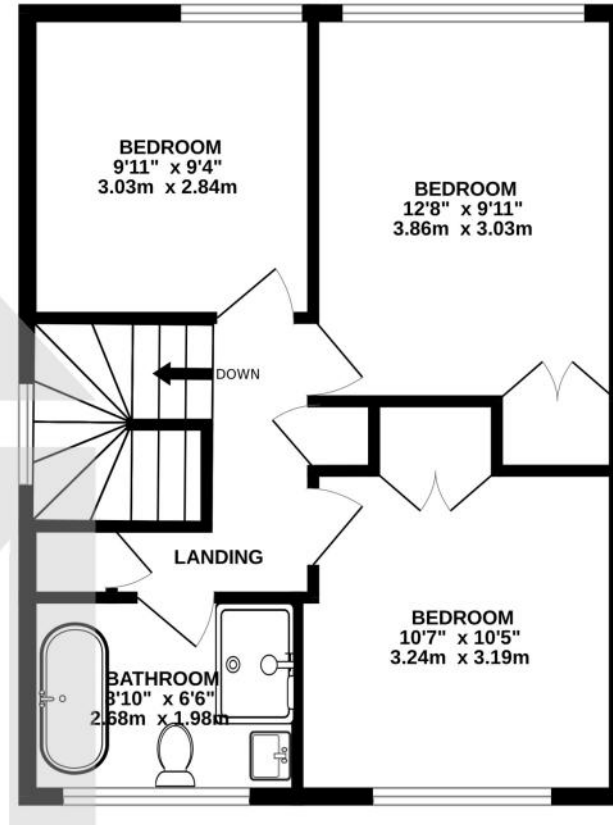


Floorplan

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



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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TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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