



Silverdale

Keymer, Hassocks, West Sussex, BN6 8RD

MARCHANTS

# Silverdale

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A three bedroom semi-detached regency style house in a Cul-de-Sac location on the edge of the Parish of Keymer and close to a Village Inn and countryside walks. Features include a driveway for several vehicles and detached garage. The property benefits from planning permission to build a two storey side extension.

**OIEO £525,000**

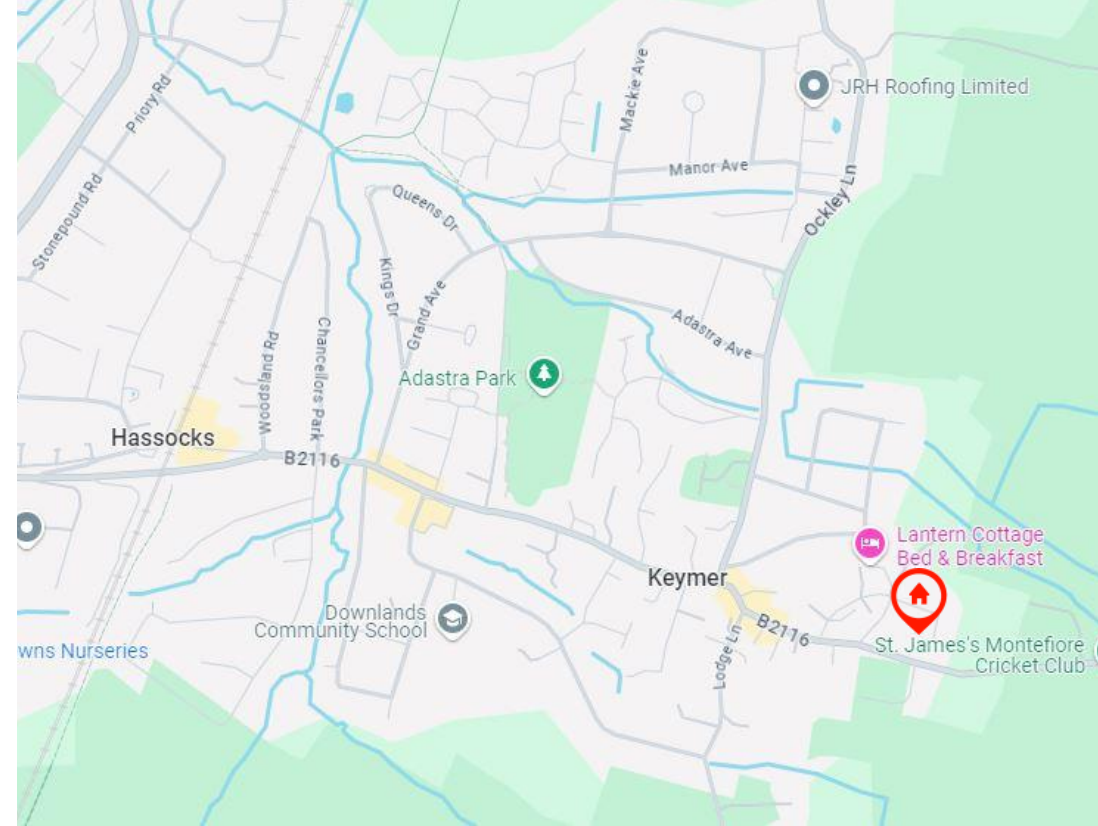
**MARCHANTS**

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## Features

- Semi-Detached House
- Three Bedrooms
- Cloakroom and Family Bathroom
- Permission Granted for Double Storey Side Extension
- Own Driveway
- Detached Garage
- Close to Countryside Walks
- Cul-de-Sac Location



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

## Location

Silverdale is an exclusive cul-de-sac comprising Regency style houses away from busy traffic and with a lovely country walk on the doorstep, whilst Ditchling and main line railway station are also walkable. Keymer village has a small selection of shops including a café, general store, takeaway food and a village Inn. Hassocks provides a variety of facilities, including shops, a sub-post office (within Morrisons daily Convenience Store), Sainsbury's Local, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network timetables).

- Hassocks Station (0.9 miles)
- Burgess Hill (2.7 miles)
- Brighton (8.8 miles)
- Gatwick Airport (19.3 miles)

# Accommodation

Approached by pathway, outside light, front door PVCu and glazed, into:

**HALLWAY** LVT floor in a light ash wood effect design, radiator, fitted coat hook and shelf above. Under stairs storage cupboard. Stairs to first floor.

**CLOAKROOM** A white suite comprising, close coupled toilet, wall mounted hand basin with tiling to splash areas, tiled floor.

**LIVING ROOM** A through room with a bay fronted window, wooden over mantel and stone hearth. Radiator.

**DINING AREA** Radiator, serving hatch in wall (not currently open) PVCu doors with side glazed panels leading to the patio and garden.

**KITCHEN** Painted kitchen cabinetry comprising, front glazed display cabinets, wall and base mounted units with laminate roll top work surface over, inset one and half bowl stainless steel sink and drainer, integrated dish washer, free standing cooker, spaces for fridge freezer and washing machine, ceramic tiling to splashback area. LVT oak wood effect floor in a Herringbone design. PVCu door to side access and garden.





**FIRST FLOOR LANDING** Radiator, hatch to loft and housing the Flexi Com 35cx Glow Worm combi-boiler with slatted shelving.

**BEDROOM ONE** Front aspect and outlook onto feature balcony balustrade, built-in storage cupboard, radiator.

**BEDROOM TWO** Rear aspect and outlook over the garden. Built-in double wardrobe, radiator.

**BEDROOM THREE** Front aspect, large built-in storage cupboard and further storage over the stairwell. Radiator.

**BATHROOM** A white suite comprising pedestal hand basin with traditional chrome and ceramic handles, toilet with matching chrome and ceramic flush, bath with separate chrome and ceramic taps, and thermostatic shower apparatus over with rain fall shower head and separate hair rinse attachment. Radiator and fitted towel rail above. The room is three quarters tiled with white brick effect ceramic tiles and the floor has a patterned tiled floor.



# Garden and Patio Area

**FRONT GARDEN** Laid to lawn and established shrubs. Pathway to front door, and side access to rear garden and garage via driveway and double wooden gates.

**REAR GARDEN** A westerly aspect. Paved patio area, established shrub and lawn.

**GARAGE** Detached with light and power and newly installed PVCu window.



## Additional Information

**Planning Reference:** DM/24/0550

**Council Tax Band:** E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	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		



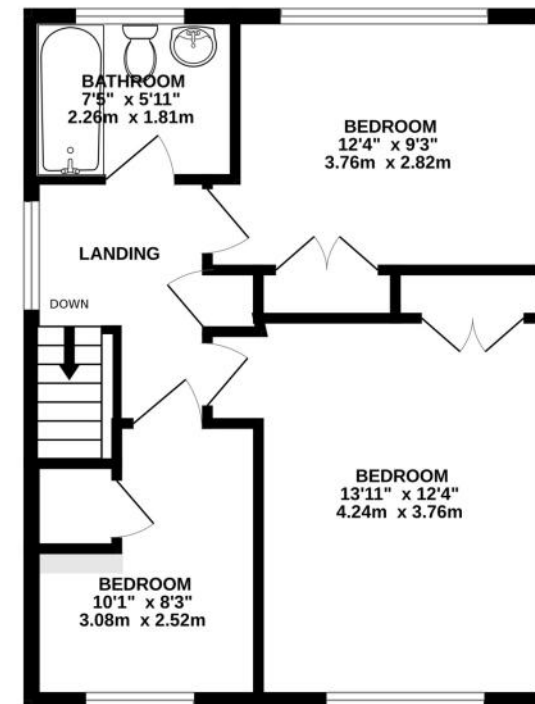
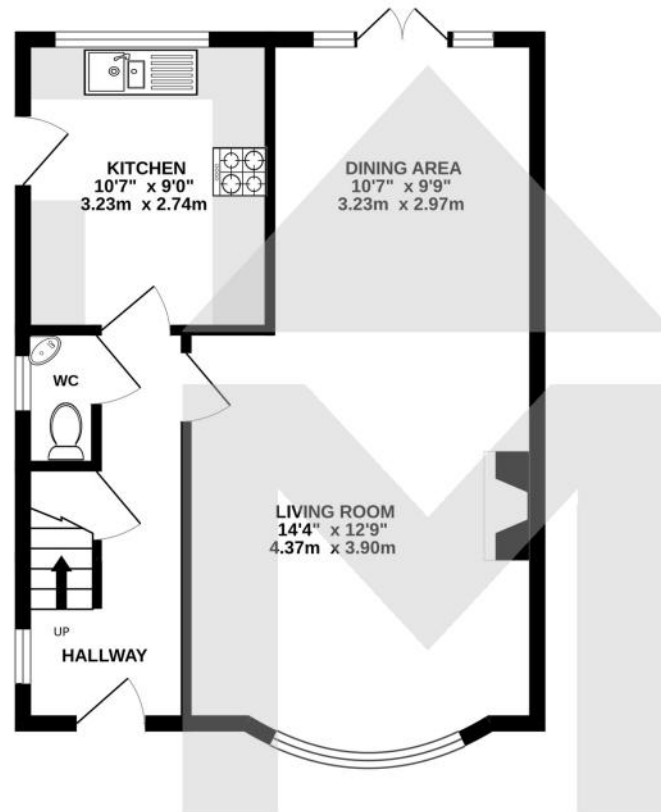
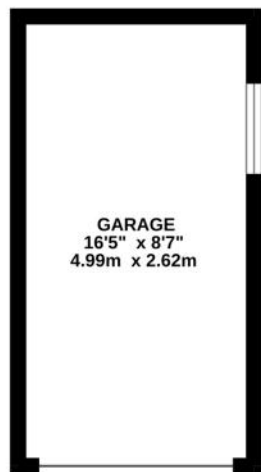


# Floorplan

**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.  
**4159/29SIL/SJ/BAG/MMXXV10414**

GROUND FLOOR  
 468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
 465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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