



Chestnut Drive

Hassocks, West Sussex, BN6 8AZ

MARCHANTS

Chestnut Drive

An attractive link detached house on the popular Clayton Mills development. This three bedroom property is situated on the edge of the village and benefits from an ensuite shower room, cloakroom, gas central heating and kitchen with appliances and is available with no onward chain.

OIRO £450,000

MARCHANTS

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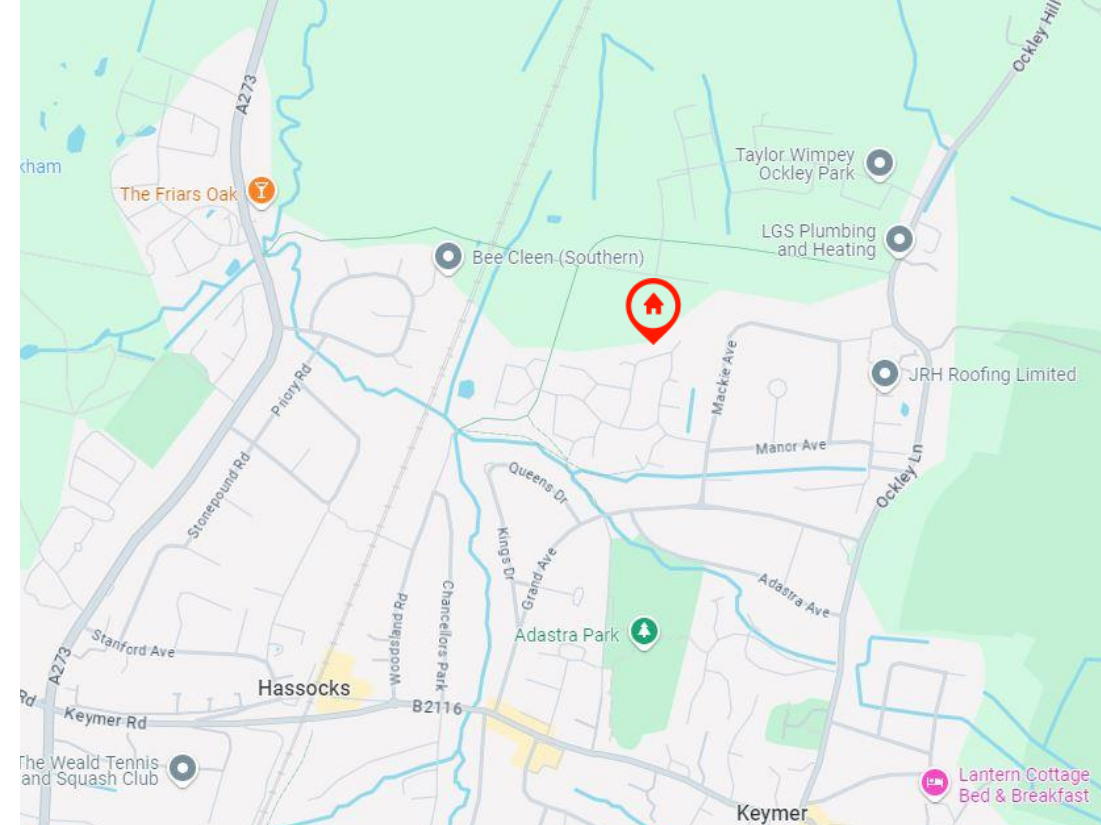
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Features

- Link Detached House
- Three Bedrooms
- Recently Redecorated
- Ensuite to Bedroom One
- Garage & Driveway
- Under One Mile to Mainline Station
- Close to Play Park & Countryside Walks
- No Onward Chain



Clayton Mills Park Area just a short walk from the property.



Location

Located in Chestnut Drive the property is only a short walk of Adastra Park and the Village Centre and with immediate access to open countryside.

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 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 (0.8 miles)
- Burgess Hill (2.5 miles)
- Brighton (9.3 miles)
- Gatwick Airport (21.9 miles)

Accommodation

Outside light. PVCu double glazed door to;

HALLWAY Radiator, wood laminate floor, doors to living room and to;

CLOAKROOM Fitted with a white suite comprising pedestal wash basin with glass toiletry shelf, wall mirror and ceramic tiled splashback and close coupled toilet. Radiator, ceramic tiled floor, electric consumer unit. Window with Venetian blind.

LIVING ROOM A spacious room overlooking the front of the property. Two radiators, wood laminate floor, TV and broadband points. Venetian blind, stairs leading to the first-floor.

KITCHEN/DINER Overlooking the rear garden which is accessed by a pair of double-glazed doors. Beech effect cabinetry including a 'U' shaped work surface, cupboards and drawers under, stainless steel sink, range of wall mounted cupboards, one of which houses an 'Ideal' gas central heating boiler. Walk-in storage cupboard. Appliances include 'Bosch' gas hob with stainless steel back plate and extractor over, 'Beko' electric oven, 'Whirlpool' fridge/freezer, 'Beko' washing machine and 'Beko' dishwasher. Radiator, recessed downlights.

First floor **LANDING** Side window with Venetian blind. Radiator, built-in airing cupboard housing a hot water cylinder and slatted shelving. Hatch to loft.





BEDROOM ONE Having a front aspect. Radiator, Venetian blind, TV point, built-in double wardrobe, door to;

EN SUITE SHOWER ROOM With a white suite comprising a fully ceramic tiled shower enclosure, pedestal wash basin and close coupled toilet. Medicine cabinet, radiator, ceramic tiled floor, Venetian blind, electric shaver point, recessed downlights, extractor.

BEDROOM TWO Having a rear aspect, radiator.

BEDROOM THREE Front aspect, radiator, Venetian blind.

BATHROOM Fitted with a white suite comprising bath with mixer tap/attached shower apparatus. Pedestal wash basin with tiled splashback and wall mirror over, close coupled toilet. Radiator, extractor, recessed downlights, ceramic tiled floor, electric shaver point, Venetian blind.



Garden and Patio Area

FRONT GARDEN A narrow garden well stocked with shrubs and olive tree.

REAR GARDEN A manageable garden well enclosed by 6 foot panel fencing. There is a full width paved patio with water tap and two PowerPoint and outside light. Lawn and shrubs, door garage.

GARAGE With power and light, overhead storage, up and over door approached by an own driveway.



Additional Information

Management Company: Pembroke Property Management
Estate Charges: 1st Half Year Charge : 1/2/26 - 31/7/26 = £229.00

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

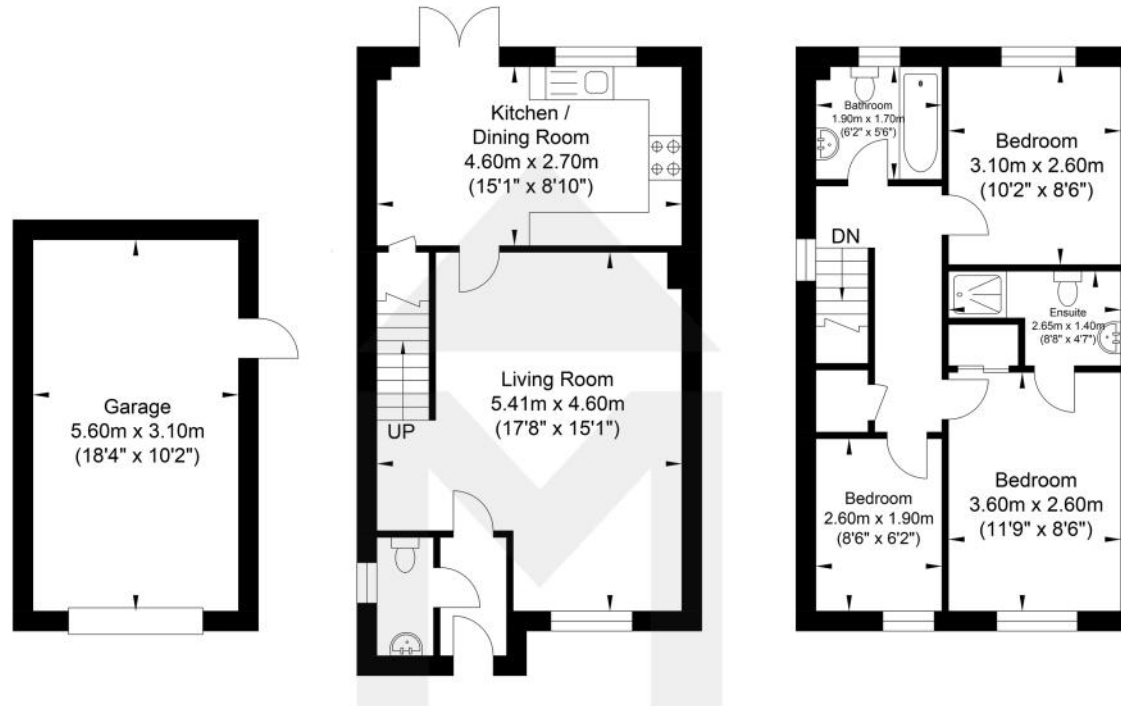


Floorplan

Chestnut Drive

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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Garage
Approximate Floor Area
186.86 sq ft
(17.36 sq m)

Ground Floor
Approximate Floor Area
420.65 sq ft
(39.08 sq m)

First Floor
Approximate Floor Area
406.55 sq ft
(37.77 sq m)

Approximate Gross Internal Area (Excluding Garage) = 76.85 sq m / 827.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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