



4 The Poplars
Hassocks, BN6 8PZ

■ ■ ■ Mark Reville & Co

4 The Poplars

Hassocks, BN6 8PZ

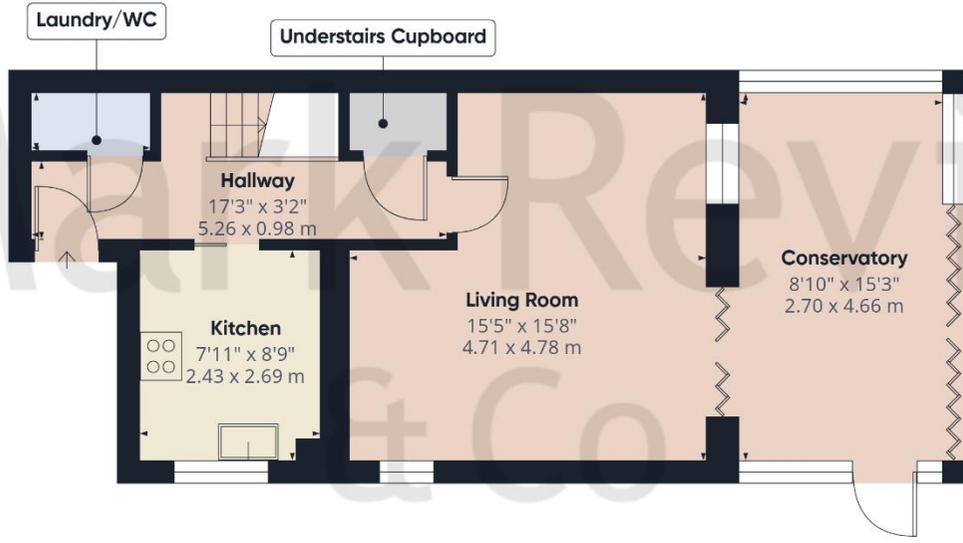
Offers in Excess of £425,000 Freehold

A rarely available three bedroom end of terrace family home, tucked away on a larger than average plot within this popular development close to Hassocks village centre and station. The property offers spacious and well arranged accommodation with gas fired central heating, uPVC double glazing, and solar panels. The ground floor includes an entrance hall with laundry (originally the downstairs WC - fittings available to re-instate), a fitted kitchen to the front aspect, and a generous sitting/dining room with patio doors opening into a bright triple-aspect conservatory overlooking the garden. Upstairs, a spacious landing leads to three well proportioned bedrooms, including the principal bedroom with en-suite shower room, and a family bathroom. There is ample loft space area. Outside, the property enjoys an impressive fully enclosed rear garden with patio, lawn, mature trees, shed, and mature planting, providing a high degree of privacy and seclusion. Residents' parking is available close by. Viewings highly recommended.

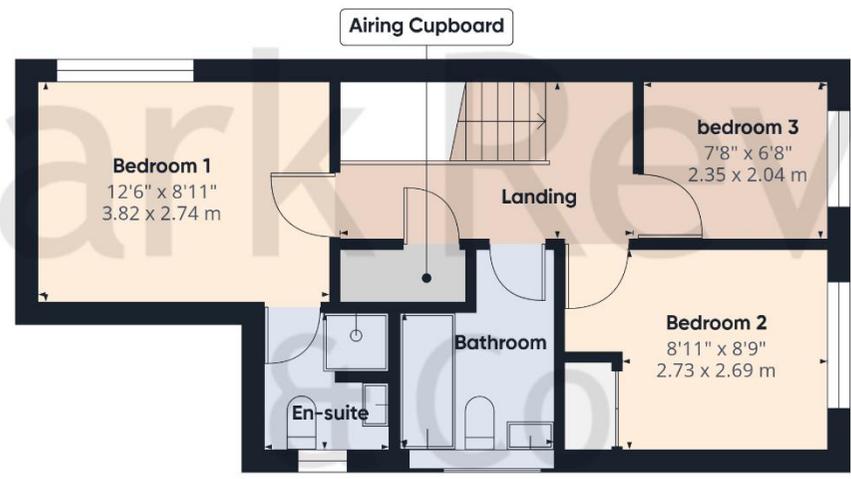
The Poplars is a sought after and peaceful development, just a short walk from Hassocks High Street and the mainline railway station. The village offers a variety of shops, cafés, and restaurants, along with excellent schools including Downlands Community School and well-regarded primary schools. Hassocks station provides fast and regular services to London, Gatwick, and Brighton, making it ideal for commuters. At the foot of the South Downs National Park, the village offers wonderful countryside walks and cycle routes, with partial views of the Downs enjoyed from the property. Road links via the nearby A23/M23 give easy access to Brighton, Gatwick Airport, and the M25.







Ground Floor



Floor 1



Approximate total area¹⁾
946 ft²
87.8 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

