



The Minnells

Keymer, Hassocks, West Sussex, BN6 8QW

MARCHANTS

The Minnels

A rarely available well presented three bedroom detached bungalow, one of only three built in this exclusive cul-de-sac development, situated in an enviable location within proximity to the Village of Hassocks and Adastra Park. **Available with no onward chain.**

OIRO £800,000

MARCHANTS

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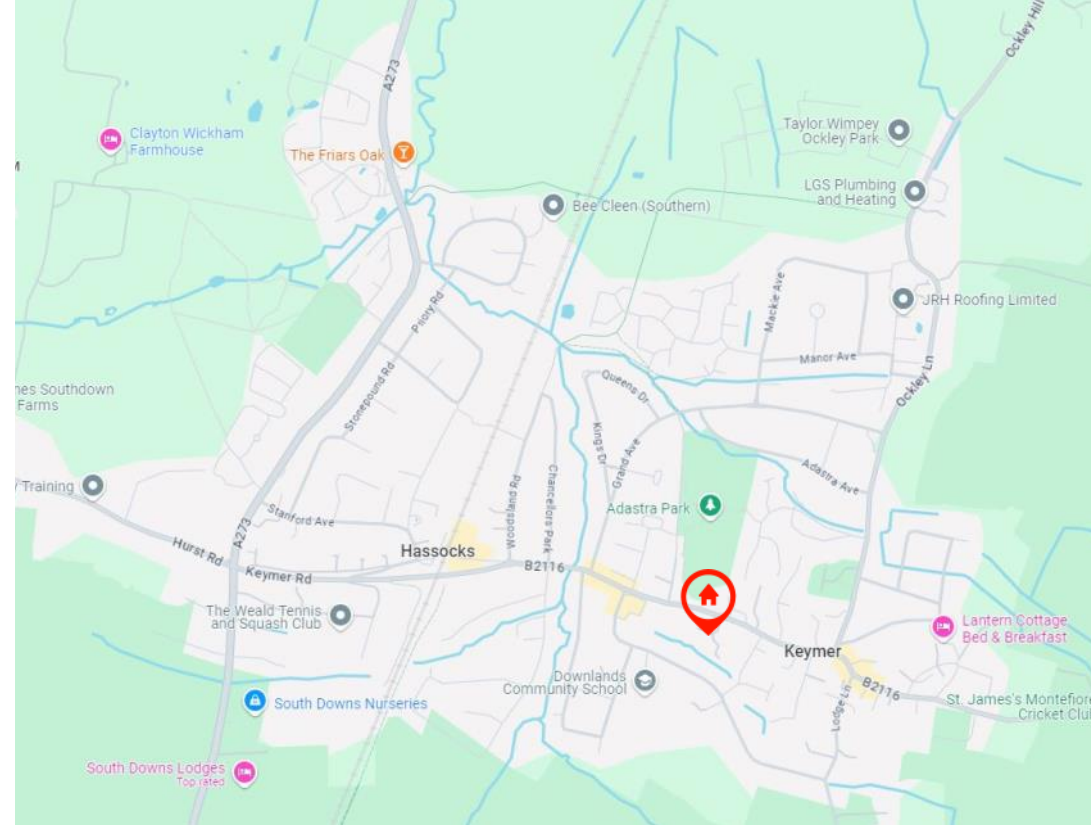
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Features

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- En Suite Shower Room
- Garage Plus Own Driveway
- Front & Rear Gardens
- Village Centre Location



The property is close by to Adastra Park



Location

The Minnells is a highly sought-after cul-de-sac built by 'Crest Homes' in 1989 and situated on the west side of the village and opposite Adastra Park with its many sporting and community opportunities. The property is only two hundred yards from the shopping parade in Hassocks

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 (0.4 miles)
- Burgess Hill (2.6 miles)
- Brighton (8.8 miles)
- Gatwick Airport (21.5 miles)

Accommodation

Pathway to timber glazed door, external lantern light, and into:

HALLWAY Radiator, hatch to loft, built-in airing cupboard with hot water cylinder plus slatted shelving. 'Honeywell' heating thermostat. Hatch to Loft , partly boarded and light.

UTILITY ROOM Radiator, pedestal hand basin with tiling to splash back area and overhead storage cupboard. Space and connection for washing machine.

KITCHEN/BREAKFAST ROOM Fitted kitchen cabinetry comprising of white gloss base and wall mounted units with drawers. Grey 'granite effect' laminate work surface over. Built-in 'Zanussi' double oven and grill, full height larder, 'Viessman' gas boiler in cupboard, inset 'Zanussi' four burner gas hob and extractor, and inset stainless steel one and half bowl sink with mixer tap, serving hatch to dining room. Ceramic tiling to splash back areas. Built-in table, radiator. Space for dishwasher and fridge freezer. Vinyl flooring. PVCu door to side access.





Door to **LIVING ROOM** A spacious room overlooking the rear garden. Two radiators. Open arch into dining room and PVCu doors leading to;

CONSERVATORY Half brick and double glazed. PVCu sliding door leads to the patio and garden.

DINING ROOM Window overlooking rear garden. Radiator, serving hatch to kitchen.



Accommodation continued

BEDROOM ONE Front aspect, radiator, built-in double wardrobe with mirror fronted sliding doors. Pedestal hand basin, tiled splash back with glass display shelf over.

Door to; **ENSUITE SHOWER ROOM** Fully tiled shower area with thermostatic shower apparatus, with shower rail and curtain. W.C., electric shaver point, mirror fronted medicine cabinet and towel rail.

BEDROOM TWO Front aspect, radiator, built-in double wardrobe with mirror fronted sliding doors.

BEDROOM THREE/STUDY with a front aspect. Radiator.

BATHROOM A coloured suite comprising panel-ended bath with wall mounted shower hose, shower rail and curtain, pedestal hand basin, mirror fronted medicine cabinet. W.C., Shaver point, partially tiled wall and radiator.





Garden and Patio Area

FRONT GARDEN Laid to lawn. Pleasant outlook over the development.

DRIVEWAY For a number of vehicles, paved pathway to side gate. Outside light.

GARAGE Electric up and over door, into an extended garage, light and power, gas meter, electric consumer unit, vaulted loft storage.

REAR GARDEN Enjoying a south aspect, timber storage shed (in need of repair) and timber summerhouse. Paved patio and path to side access. Low brick wall enclosing established shrubs and lawned area. Rear access door to garage.

Additional Information

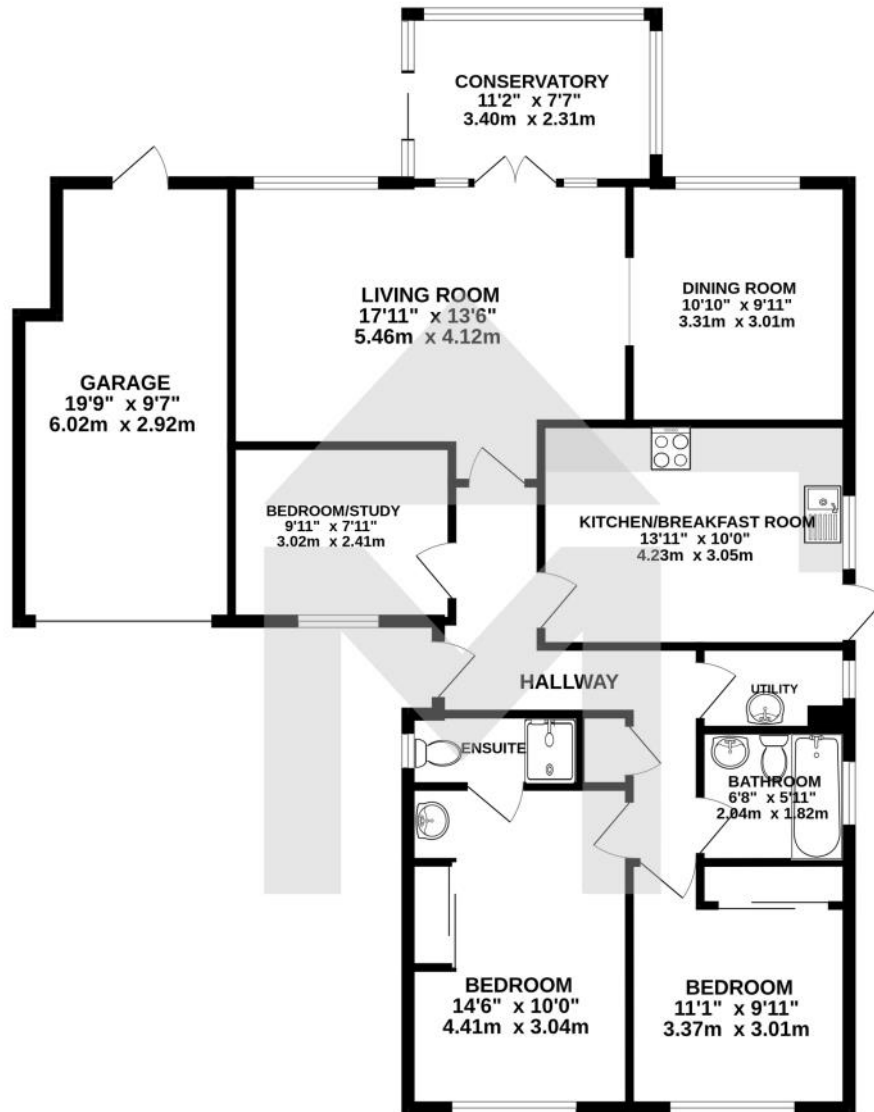
Downsbrook Park (Hassocks) Management Limited charge £100 pa for the private road, insurance and lighting.

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Floorplan

GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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