Hassocks Close | **Hassocks, West Sussex, BN6 8FD**

MARCHANTS

Hassocks Close

Beautifully presented three-bedroom chalet-style bungalow, situated within an exclusive development accessed via a private road in the highly sought-after South Bank area. Ideally located close to the Weald Racquets Club, with easy access to Hassocks mainline station and the village centre. The property also benefits from private spa facilities within the garden, creating a tranquil area, perfect for relaxation and wellbeing.

£599,950

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

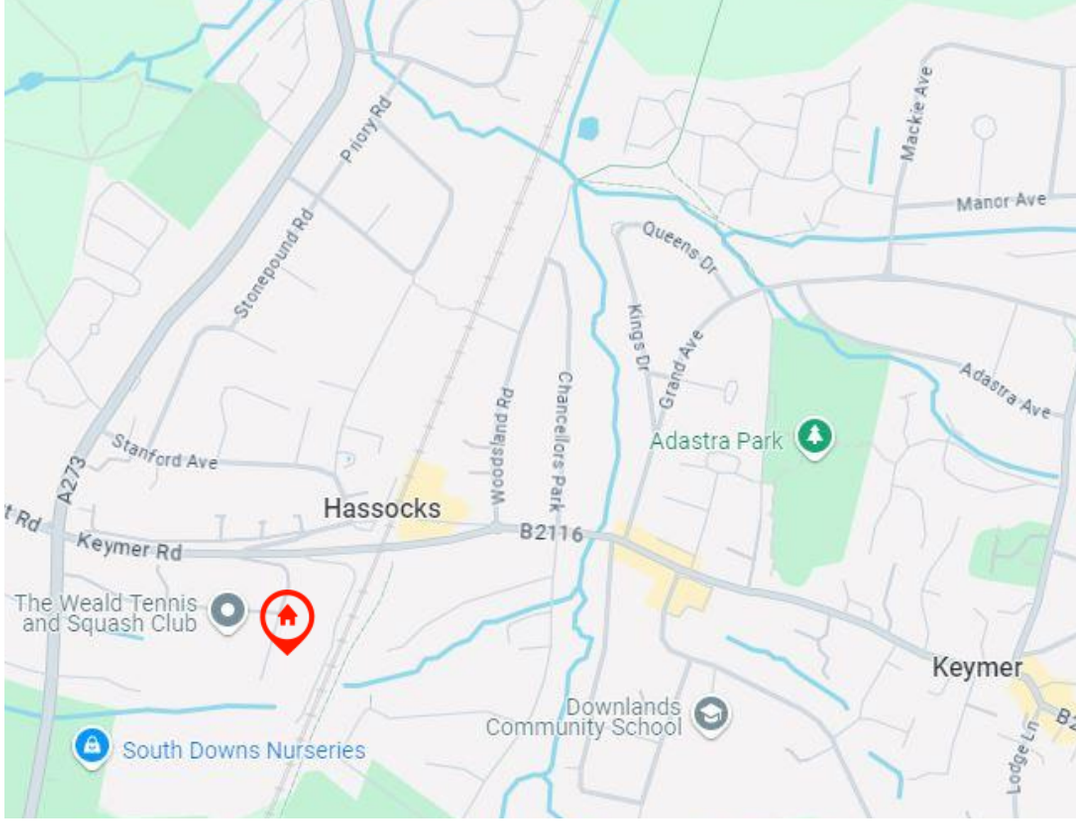
www.marchantsestateagents.co.uk

OnTheMarket.com
rightmove
The Property Ombudsman
naea propertymark PROTECTED

Features

- Semi Detached Chalet Bungalow
- Three Bedrooms including a Downstairs Bedroom
- Ground Floor Family Bathroom & Ensuite to Bedroom One
- Courtyard Garden with Spa Facilities
- Well Presented Throughout
- Garage & Driveway
- Proximity to Mainline Station & Village
- Sought After Location

Stunning woodland in bloom, close to the property which is accessed via footpaths.



Location

Hassocks Close is a small residential cul-de-sac situated in a convenient location close to Hassocks railway station and the village centre. The road comprises a select number of family homes and offers a neighbourly setting with easy access to local amenities, schools, sports facilities, and the surrounding South Downs countryside via a footpath.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities for all age groups. 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 (0.3 miles)
- Burgess Hill (3.0 miles)
- Brighton (6.6 miles)
- Gatwick Airport (21.3 miles)

Accommodation

Block paved driveway leading to the bungalow, path to PVCu door. Into **HALLWAY** 'Karndean' LVT flooring, recessed downlights, wall-mounted alarm system. Built-in storage cupboard housing the electricity consumer unit (updated 2022) and internet connection. Further built-in storage cupboard housing the hot water cylinder and with slatted shelving.

LIVING ROOM A triple aspect room with a bay window, radiator, recessed downlights. 'Honeywell' room thermostat.

KITCHEN/DINING ROOM Fully fitted cabinetry to include wall mounted units, one cupboard houses a 'Glow-worm' gas fired boiler for central heating and domestic hot water, base units and drawers with laminate worktop and inset one and a half bowl stainless steel sink, mixer tap and drainer. Built-in 'Electrolux' oven, four burner gas hob and extractor over. Space and connection for washing machine and dish washer. 'Honeywell' heating controls. Recessed downlights, under unit lighting and 'Karndean' LVT flooring.

DINING AREA Overlooking the rear garden which is accessed by a pair of double-glazed doors with glazed side panels. Radiator, feature triple pendant lighting over dining area, 'Honeywell' room thermostat., 'Karndean' LVT flooring.

BEDROOM TWO A front aspect, radiator and built-in wardrobe with hanging rail and shelf.

FAMILY BATHROOM A white suite comprising close coupled toilet, pedestal hand basin with mixer tap and fitted wall mirror over and wall mounted medicine cabinet. Panel enclosed bath with mixer tap and hair rinse attachment over, ladder style towel warmer, ceramic tiling to splash back areas, recessed downlights and vinyl flooring.

Stairs Rising to **FIRST FLOOR LANDING**. Recessed area for storage, recessed downlights and feature triple light pendant.

BEDROOM ONE A double aspect room with 'Velux' roof lights, radiator and eaves storage. Programmable underfloor heating for bedroom and ensuite.

EN SUITE A wet room with tiled enclosure and rainfall shower head, matching separate hair rinse attachment with 'Aqualisa' digital shower thermostat controls, shower rail and curtain. Hand basin and back to the wall toilet set into vanity unit with storage under and wall mounted illuminated mirror above. Chrome ladder style towel warmer, ceramic tiled floor and 'Velux' roof light.

BEDROOM THREE A double aspect room with 'Velux' roof lights, radiator, recessed downlights and eaves storage.

Garden and Patio Area

FRONT Paved pathway, boundary hedging and laid to lawn.

DRIVEWAY Block paved, outside garage for one vehicle.

GARAGE Detached with up and over door, light and power. Window overlooking the rea garden. (Ideal for further treatment area).

REAR GARDEN A courtyard garden with a Zen feeling of wellness to include a 'Cove' **HOT TUB**, 'Harvia' electric **SAUNA** in a stand-alone timber structure to accommodate six persons. Timber seating structure with wall heater and lighting for relaxing after, a cold plunge pool and an outdoor shower. Outdoor lighting and external electrics, a further paved area for al fresco dining. Steps leading to detached garage.

Additional Information

PRIVATE ROAD MAINTENANCE FEE £65.00pa (paid towards the South Bank access road).

BROADBAND - FTTC **UTILITIES -** MAINS

RESTRICTIONS - N/A **RIGHT OF WAY -** N/A

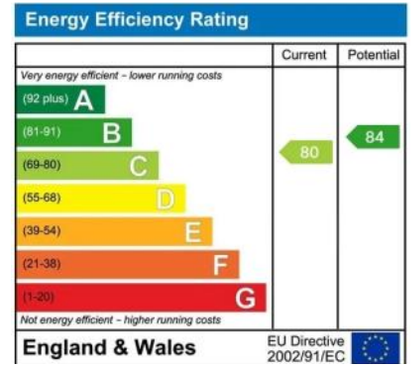
EASEMENTS - N/A **FLOOD RISKS -** Very Low

ENERGY EFFICIENCY RATING - C

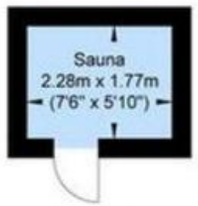
COUNCIL TAX BAND - D (Mid Sussex District Council)

LUMI

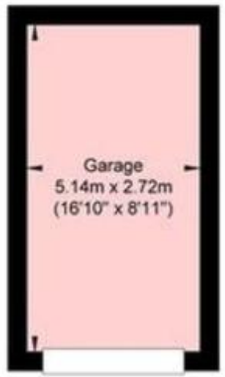
Floorplan



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.*
1530210/1HASCLO/SJ/MMXXVI1009

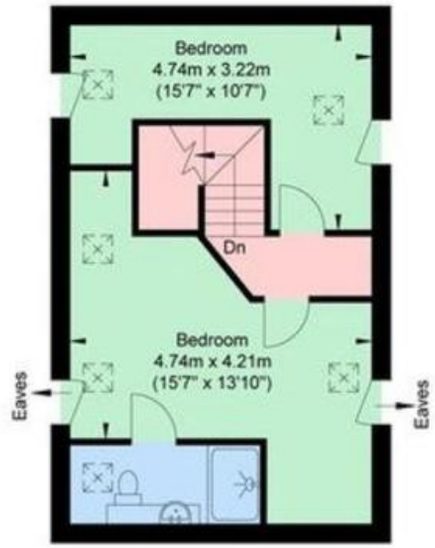


Outbuilding
Approximate Floor Area
43.48 sq ft
(4.04 sq m)

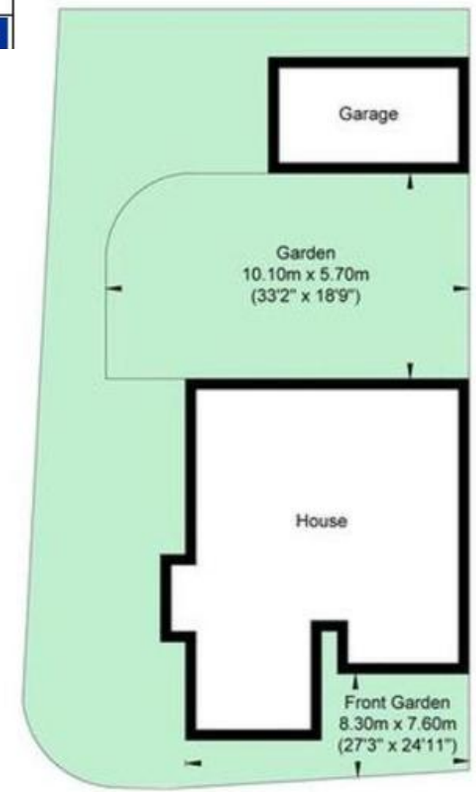


Garage
Approximate Floor Area
150.47 sq ft
(13.98 sq m)

Ground Floor
Approximate Floor Area
701.80 sq ft
(65.20 sq m)



Second Floor
Approximate Floor Area
399.99 sq ft
(37.16 sq m)



Site Plan
(Not To Scale)

Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 102.36 sq m / 1101.79 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk