



The Minnells | Hassocks, West Sussex, BN6 8QW

MARCHANTS

The Minnels

A spacious four bedroom family home in a cul-de-sac location opposite Adastra Park and being part of a small group of quality homes and offering an opportunity to create a dream home. Features include a double width garage, principal bedroom suite including dressing area and shower room, good size kitchen/breakfast room plus a utility, south facing garden with a view to the South Downs.

£850,000

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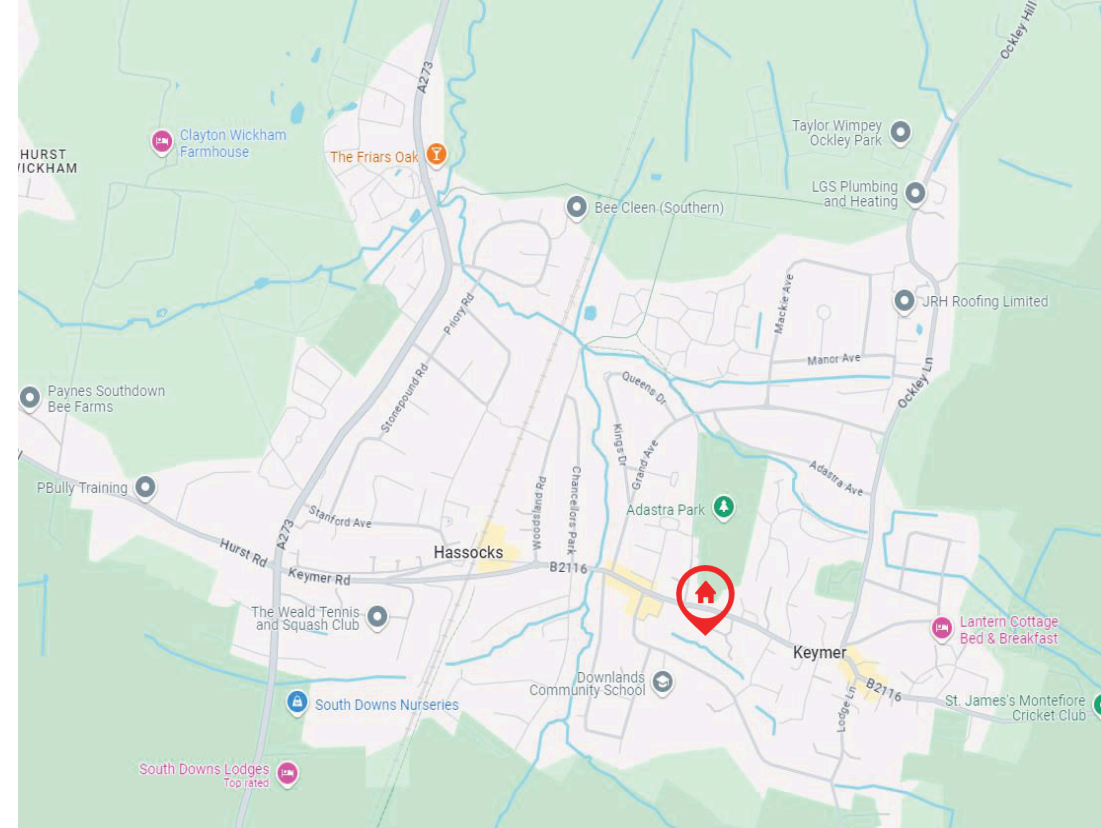
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Features

- Detached House
- Four Bedrooms
- Two Living Rooms
- Principle Bedroom Suite
- Cloakroom
- Double Width Garage
- South Facing Garden
- No Onward Chain



The Minnells is located just opposite the entrance to Adastra Park, a beautiful parkland for the community to enjoy.



Location

The Minnells is a highly sought after cul-de-sac in the heart of the village where properties are rarely available. Hassocks is a vibrant village and a friendly community which provides an excellent array of local amenities, including a variety of shopping facilities, eateries, health centre, and schools for all age groups. Adastra Park, 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 mainline 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 (8.5 miles)
Gatwick Airport (21.5 miles)

Accommodation

Wide canopy porch with paved floor and outside light.
Solid wood front door with glazed viewing panel.

HALLWAY A spacious area with stairs rising to the first floor. Leaded light window, radiator, digital central heating thermostat, built-in under stairs cupboard.

CLOAKROOM Fitted with a pastel coloured suite comprising pedestal wash basin and toilet. Radiator, tiled toiletry shelf, roller blind.

LIVING ROOM/DINER plus a **SITTING ROOM** A spacious through room with patio doors to the terrace and rear garden beyond. The room enjoys a pleasant rooftop view of the South Downs. Brick feature fireplace with real flame gas fire, two radiators.

STUDY Overlooking the front garden. Radiator.





KITCHEN/BREAKFAST ROOM Overlooking the rear garden and fitted with a range of light oak style furniture comprising a 'U' shaped work surface with inset sink. Range of base cupboards and drawers under, several wall mounted cupboards, display shelves and glass fronted cupboard. Second worktop with shelves under. Cupboard and drawer unit housing a 'Neff' electric double oven. Other appliances include 'Kenwood' dishwasher and 'Zanussi' refrigerator, 'New World' gas hob with concealed extractor over. Vinyl flooring, radiator, ceramic tiled splashback.

UTILITY ROOM Overlooking the rear garden. Fitted furniture comprising a full length worktop with inset stainless steel sink, cupboards and 'Logic' washing machine and 'Hotpoint' tumble dryer under. Range of wall cupboards, freestanding cupboard, 'Hoover' fridge/freezer, central heating programmer, radiator, 'Worcester green star' gas fired boiler. Vinyl flooring, two roller blinds, ceramic tiled splashback, half glazed door to side entrance.



Accommodation continued

FIRST FLOOR LANDING built-in airing cupboard housing a hot water cylinder. Hatch to the loft with electric light and accessed by an aluminium ladder.

PRINCIPLE BEDROOM SUITE Comprising **BED AREA** overlooking the front aspect. Fitted furniture comprising two double wardrobes and central chest of drawers, second chest of drawers and adjoining small cupboard. Corner shelved display unit. Radiator, open archway to **DRESSING AREA** with two double wardrobes enclosed by sliding mirror doors. **SHOWER ROOM** Fitted with a full width glass and tiled shower enclosure with a 'Bristan' electric shower. A white suite of pedestal wash basin and toilet, wall mirror, extractor fan, medicine cabinet, ladder style towel warmer, additional ceramic wall tiling, roller blind.





BEDROOM TWO A double room enjoying a fine rooftop view of the South Downs. Radiator.

BEDROOM THREE A double room overlooking the front garden. Built-in double bulkhead cupboard, radiator.

BEDROOM FOUR A single room with a view similar to bedroom two. Radiator.

FAMILY BATHROOM Fitted with a pastel coloured suite comprising bath with mixer tap and 'Bristan' electric shower over. Pedestal wash basin, toilet, wall mirror, electric shaver point, radiator, two walls fully ceramic tiled.



Garden and Patio Area

FRONT GARDEN An open plan garden laid to lawn with shrub bed and ornamental trees. A gate opens to a side path leading to the rear garden.

Attached **DOUBLE WIDTH GARAGE** having a tiled roof providing good overhead storage potential, power & light, rear window and door to the rear garden. Two up and over doors approached by a wide asphalt **DRIVEWAY** with an outside light over the garage.

REAR GARDEN A south facing garden providing a good deal of privacy. There is a full length paved sun terrace with two awnings, water tap and outside light. The terrace is partially covered by a mature pergola festooned with climbing roses. A few steps lead down to a central lawn with many mature shrubs surrounding.



Additional Information

Estate Service Charge: Downsbrook Park (Hassocks) management Limited charge £100 per annum for the private road insurance and lighting.

BROADBAND - FTTC	UTILITIES - MAINS
RESTRICTIONS - N/A	RIGHT OF WAY - N/A
EASEMENTS - N/A	FLOOD RISKS - Very low
ENERGY EFFICIENCY RATING - D	
COUNCIL TAX BAND - G (Mid Sussex District Council)	

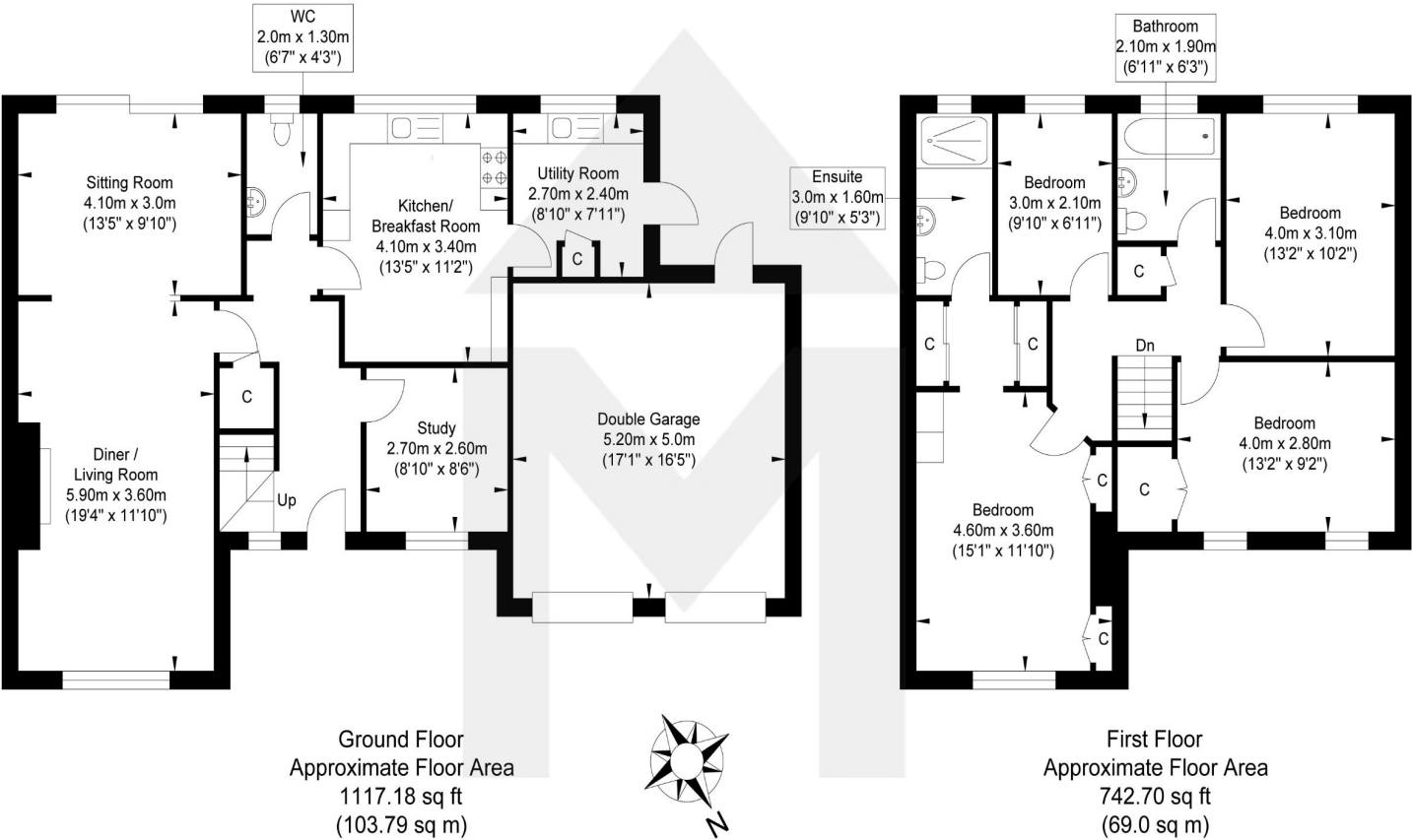
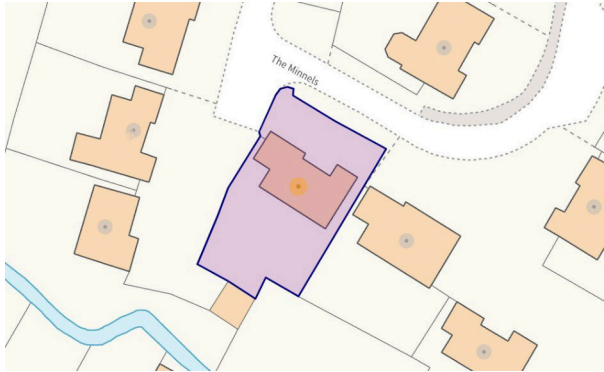
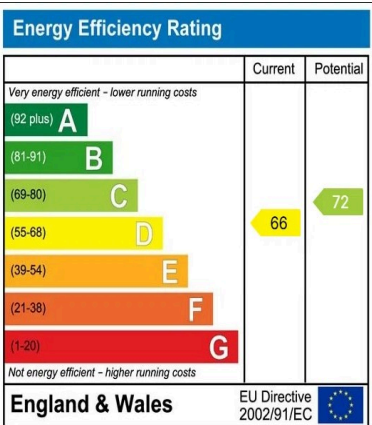




Floorplan

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. 1557059/8THEMINN/PG/MMXXVI1027

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Approximate Gross Internal Area (Excluding Garage) = 146.13 sq m / 1572.93 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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