



Priory Road

Hassocks, West Sussex, BN6 8PS

MARCHANTS

Priory Road

A three bedroom extended and newly refurbished family home, beautifully designed 'Wren' colour contrasting fitted kitchen. LVT flooring throughout the ground floor creating a seamless, contemporary flow between living spaces and neutrally decorated. Within proximity to the Friars Oak Country Inn, Hassocks main line station and a twitten pathway connecting you to Hassocks village, schools and amenities.

Offers in Excess of £500,000

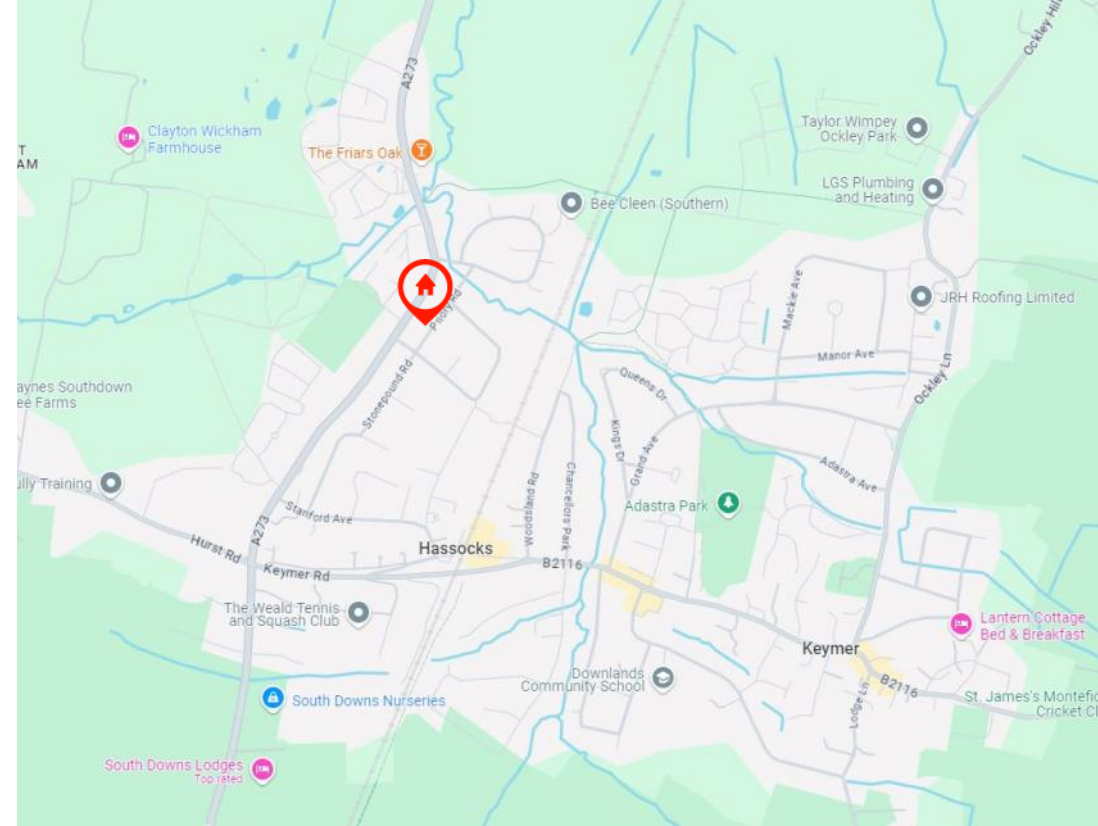
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Features

- 'Wren' Kitchen Installed 2023
- Open Plan Kitchen/Diner
- Boiler installed 2023
- EICR -Rewired 2023
- Three Bedrooms
- Garage and Driveway
- West Facing Garden
- Walkable to Station and Amenities



The Friars Oak Inn and Restaurant in Hassocks.

Location

Priory Road is a pleasant grass verged road, consisting mainly of 1950's semi detached homes and is conveniently located, within proximity of the Friars Oak Inn and Restaurant, and being just 0.5 miles from Hassocks village centre 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 (0.5 miles)
- Burgess Hill (2.3 miles)
- Brighton (8.6 miles)
- Gatwick Airport (18.5 miles)

Accommodation

PVCu front door, outside lantern light, opening into fully enclosed **ENTRANCE PORCH** Wood effect LVT flooring throughout the ground floor, built-in storage cupboard. Internal glazed door leading to:

HALLWAY Radiator, stairs rising to first floor with oak banister and feature spindles. Understairs cupboard housing utility meters and consumer unit (updated 2023). Wired in smoke detector, 'Hive' control unit for central heating.

LIVING ROOM Bay window with front aspect, radiator, fire place (currently closed off) floating shelving in recess.

KITCHEN/DINER 'Wren' navy blue and white contrasting fitted kitchen cabinetry incorporating drawers, wall and base mounted units with laminate marble effect worktop, breakfast bar and wall paneling, inset composite white sink and drainer with mixer tap over. Integrated appliances to include, 'Bosch' dishwasher, 'Samsung' fridge freezer, built-in housing for 'Bosch' double oven, inset 'AEG' induction hob and extractor over and space for washing machine. Radiator, recessed downlights. Recessed area with solid shelf (could be utilised as a larder) PVCu and glazed door to side access and driveway. **DINING AREA** A double aspect room, recessed downlights, radiator and PVCu sliding doors leading to the patio and garden.





FIRST FLOOR

LANDING Side window, built-in cupboard with shelving, hatch to loft, partially boarded, light and aluminum retractable ladder. Doors to:

BEDROOM ONE A double room, front aspect, built-in double wardrobe with storage above, radiator and fitted blinds.

BEDROOM TWO A double room, rear aspect with a view over the garden, built-in double wardrobe and storage above, further built-in single storage and housing the 'Vaillant' combi boiler. Radiator and fitted blinds.

BEDROOM THREE Front aspect, radiator and fitted blinds.

BATHROOM A white suite comprising panel enclosed bath with shower apparatus over, fitted vanity unit with storage and incorporating the W.C, and hand basin, illuminated mirror fronted medicine cabinet over, and ladder style towel warmer. Mosaic tiled floor, 'Primero' extractor fan, and recessed downlights.



Garden and Patio Area

FRONT GARDEN Laid to lawn and established shrubs, driveway for off street parking, shared driveway leading to the garage access.

REAR GARDEN A west facing garden, with paved patio area for outdoor entertaining, timber playhouse and timber fencing surround the property. Timber gate allowing access to the garage and shared driveway.

GARAGE Up and over door.



Additional Information

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

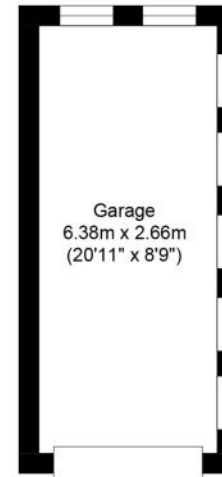
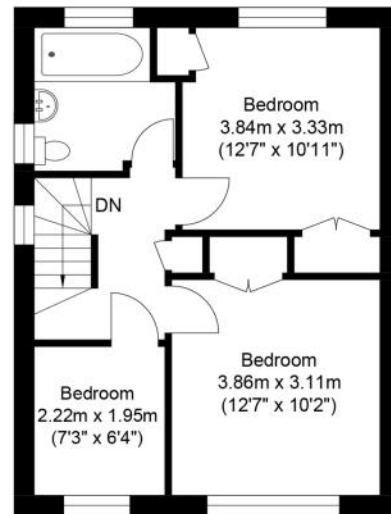
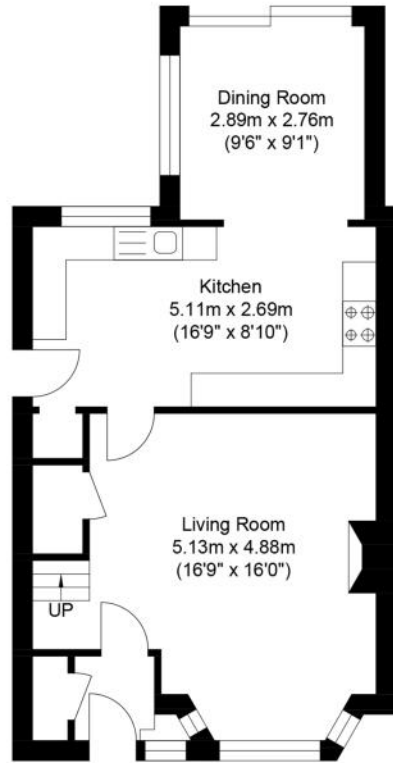




Floorplan

Priory Road

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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Ground Floor
Approximate Floor Area
508.16 sq ft
(47.21 sq m)

First Floor
Approximate Floor Area
387.71 sq ft
(36.02 sq m)

Outbuilding
Approximate Floor Area
182.0 sq ft
(17.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 83.23 sq m / 895.87 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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