



The Bourne

Hassocks, West Sussex, BN6 8EF

MARCHANTS

The Bourne

A extended and well-presented four bedroom detached family home, located in a secluded cul-de-sac off the Shepherds Walk development, with open plan kitchen, dining and family space with the added bonus of a further separate living room. Offered to the market with no onward chain.

£725,000

MARCHANTS

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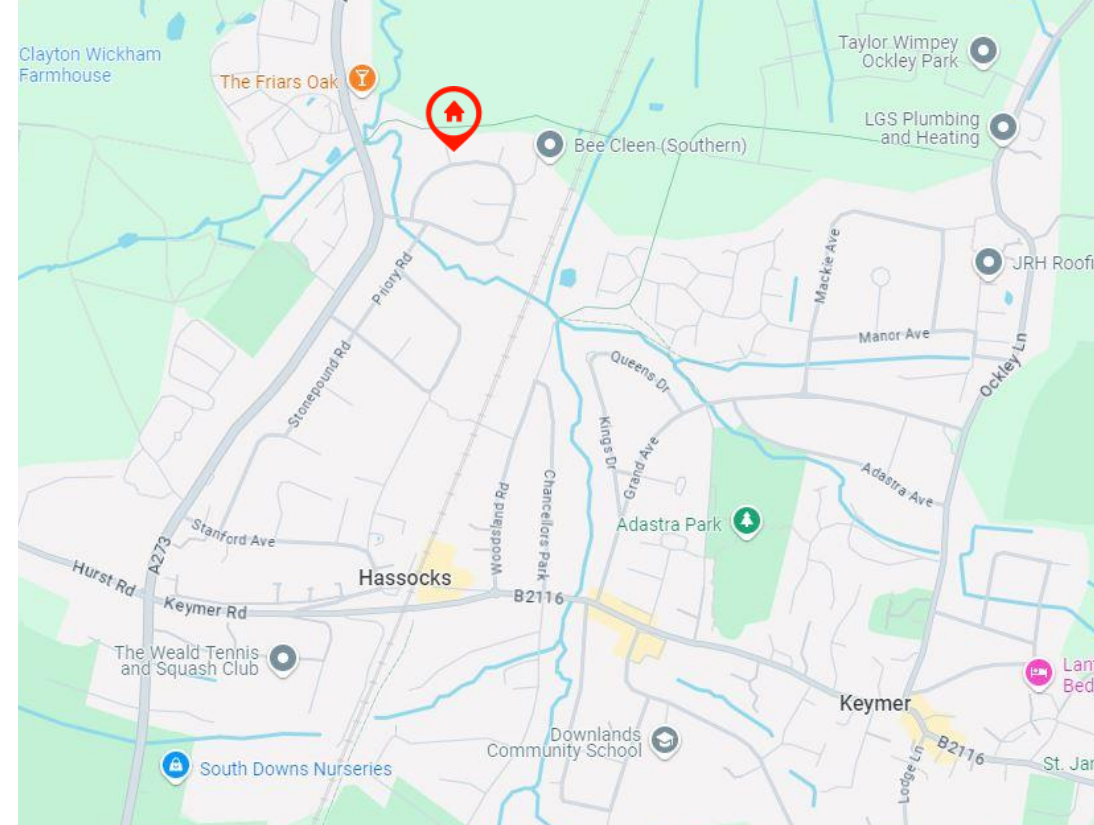
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Features

- Extended Detached House
- Four Bedrooms
- Ensuite to Principle Bedroom
- Open Plan Living/Dining/Kitchen Area
- Integral Garage
- Own Driveway
- Well Presented
- No Onward Chain



Nearby countryside with views of The South Downs.



Location

The Bourne is located on the Shepherds Walk development and lies on the north-west side of the village approximately one mile from the centre and is accessed by pedestrian shortcuts. Close to St Francis Church Hall and nearby bus routes into Burgess Hill, the property occupies a convenient location for those who wish to live within a village but with access to larger towns/transport links.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities. 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 (0.7 miles)
- Burgess Hill (2.3 miles)
- Brighton (8.4 miles)
- Gatwick Airport (18.5 miles)

Accommodation

PVCu sliding door into **PORCH** coat hooks, laminate floor. Timber glazed door with glazed side panel.

HALLWAY Engineered oak flooring throughout the ground floor giving a seamless flow to the ground floor living space. Radiator, wall mounted room thermostat, under stairs storage cupboard housing the electricity consumer unit. Stairs rising to first floor.

SITTING ROOM Front west aspect, TV connection and radiator.

Open plan **KITCHEN/DINING/FAMILY AREA** comprising;

KITCHEN Solid wood kitchen cabinetry to include wall, base and drawer units, laminate worksurfaces over and inset one and half bowl stainless steel sink and drainer with mixer tap, ceramic tiling to splash back areas. Space for freestanding cooker and fridge freezer.





DINING AREA A light and spacious area.

FAMILY ROOM A double aspect room, east to west. TV connection and radiator. PVCu double doors to side access.

From the dining area PVCu double doors leading to;

CONSERVATORY Glazed and of Aluminium construction. White 'Ash' wood effect laminate flooring. Wood burning stove with hearth, wall lights and sliding doors opening to the patio and garden beyond.

UTILITY ROOM Solid wood cabinetry comprising wall and base mounted units, with laminate worksurface over, inset stainless steel sink and mixer tap with ceramic tiling to splash back areas. Spaces for washing machine, dishwasher. Wall mounted 'Worcester' boiler. PVCu door to side access and rear garden and door to integral **GARAGE**.

W.C., Close coupled toilet and wall mounted corner hand basin with mixer tap, radiator.



Accommodation continued

FIRST FLOOR LANDING Built-in storage cupboard.

BEDROOM ONE Through dressing area, a range of stylish fitted wardrobes leading to a triple aspect bedroom area with a pleasant view over natural green space, radiator. Loft access partially boarded and light.

EN SUITE Walk-in shower with 'Mira' electric shower, pedestal hand basin and touch sensor illuminated mirror above, close coupled toilet, ladder style towel rail. Fully ceramic tiled walls and floor. Recessed downlights and extractor.

BEDROOM TWO A west aspect and a view over the front, two built-in single wardrobes, one with fitted shelving and another with hanging space. Radiator and laminated floor.

BEDROOM THREE Double aspect, east to west, built-in wardrobe, radiator.

BEDROOM FOUR A west aspect, radiator.

FAMILY BATHROOM A white suite comprising panel enclosed bath with mixer tap and separate hair rinse attachment with a 'Mira' electric shower. Pedestal hand basin and close coupled toilet. Ladder style towel rail, recessed mosaic tiled display shelf, ceramic tiling to splash back areas and floor.



Garden and Parking

A block-built driveway, with gated side access to the right and left of the house.

FRONT GARDEN Laid to lawn and with established shrubs.

GARAGE Insulated garage doors with sectional opening, single door, and fully opening for vehicular access. Fitted wall cabinets, wall lights, light and power.

SIDE AREA Pea beach shingle, and gated access to the front.

REAR GARDEN Indian sandstone paved patio, and further patio area with 'Lazy Spa, Helsinki, Best Way' hot tub, with external pump and timber pergola over. External electricity sockets, lighting, and water tap. Lawned area and timber shed.



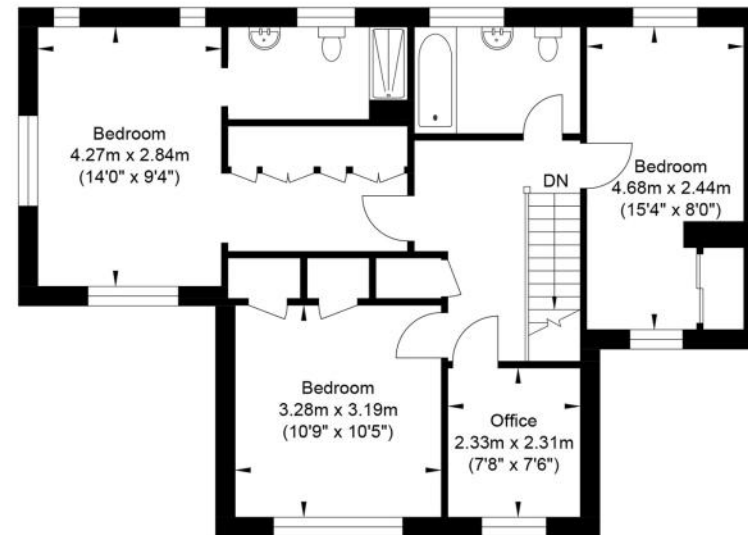
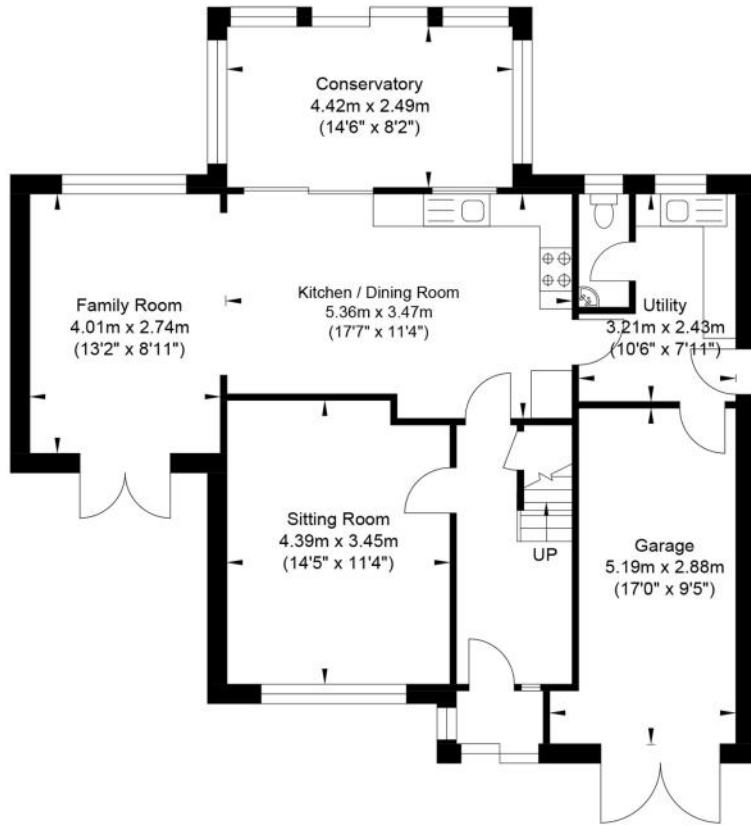
Additional Information

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.
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Ground Floor
 Approximate Floor Area
 939.79 sq ft
 (87.31 sq m)

First Floor
 Approximate Floor Area
 694.81 sq ft
 (64.55 sq m)

Approximate Gross Internal Area (Including Garage) = 151.86 sq m / 1634.60 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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