



Ockley Lane

Hassocks, West Sussex, BN6 8BD

MARCHANTS

Ockley Lane

An extended semi-detached bungalow enjoying a fine view across to open countryside. This well-presented property benefits from a new roof (2025), modern kitchen and shower room, utility, double glazing, gas central heating, modern internal doors, plastic soffits, gutters and gable end, detached garage with own drive and a west facing rear garden.

£525,000

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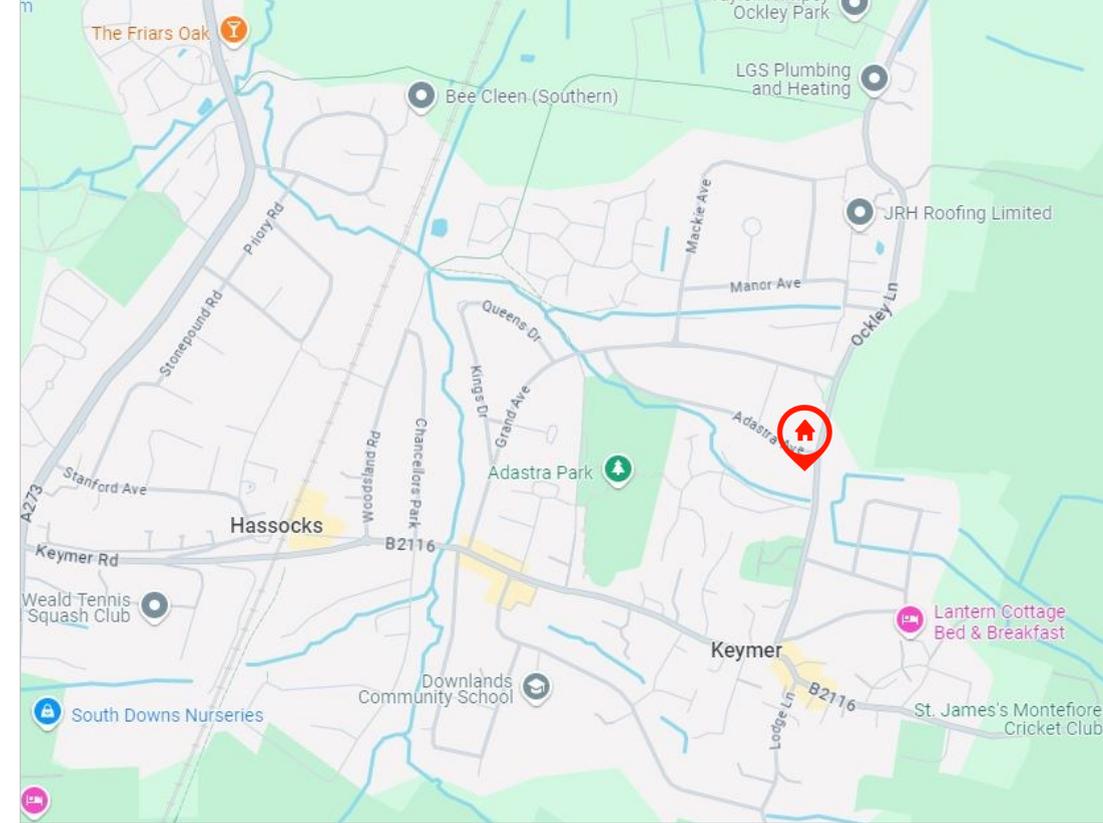
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Features

- Semi-Detached Bungalow
- Spacious Living Room/Dining Area
- Kitchen and Utility Room
- Shower Room
- Garage with Own Drive
- Pleasant West Facing Rear Garden
- Close to Countryside
- No Onward Chain



Just across the road from the property are fields that lead to Ditchling.



Location

Within a few hundred yards of the property you can reach both open countryside, and the popular Thatched Inn, Greyhound pub, Aroma Restaurant, general store and fish and chip shop. The centre of Hassocks is approximately one mile to the west and is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health Centre, nurseries 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 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 (0.8 miles)
- Burgess Hill (2.2 miles)
- Brighton (8.9 miles)
- Gatwick Airport (18.7 miles)

Accommodation

Fully enclosed **ENTRANCE PORCH** with ceramic tiled floor, two power points and wall light.

HALLWAY Built-in coat cupboard, radiator, digital central heating thermostat, glazed panel affording borrowed light, hatch to loft accessed by an aluminium ladder.

LIVING/DINING ROOM A spacious room overlooking the rear garden. Carved wood open fireplace with a polished stone hearth and a living flame gas fire. Radiator, TV point, open archway to dining area, double radiator, dimmer light switch, PVCu double glazed patio doors to rear garden.

KITCHEN Overlooking the rear garden and fitted with modern cream coloured fitments comprising an excellent range of base cupboards, drawers, display shelves and wall mounted cupboards, one of which houses a 'Worcester' gas Combi boiler (approximately seven years old). There are two work surfaces one of which forms a breakfast bar. Stainless steel sink. Appliances include 'Zanussi' double oven and grill, gas hob with stainless steel back plate and concealed extractor over, 'Hotpoint' fridge freezer, 'Panasonic' microwave. Ceramic tiled splash areas, radiator, eyeball downlights, roller blind.

UTILITY ROOM PVCu construction and fitted with a full width worktop having a cupboard and drawer under as well as 'Zanussi' washing machine and 'Hoover' tumbledryer. Three-quarter height storage cupboard, ceramic tiled floor, wall light, door to rear garden.

BEDROOM ONE A spacious bay fronted room enjoying a fine view of open countryside. Excellent range of fitted furniture comprising three double wardrobes, dressing table fitment with twelve drawers, three overhead storage cupboards, two bedside chests of drawers and a corner unit with glass display shelves. Double radiator.





BEDROOM TWO Side view, radiator, fitted double wardrobe and shelved cupboard, two overhead cupboards, wall mounted cupboard and glass shelved display cabinet.

SHOWER ROOM Ceramic tiled walls and fitted with a quadrant glass shower enclosure having a drop-down seat and 'Triton T100 XR' electric shower. Fitted laminate display top with inset wash basin, shelf, cupboard and toilet with concealed cistern. Ladder style towel warmer, mirror fronted medicine cabinet wall mirror and over door shelf.

Garden & Parking

FRONT GARDEN A partly walled garden enjoying a lovely view to open countryside laid mainly to brick paving to provide additional off-street parking plus there are two shrub beds. A gate opens onto a side path leading to rear garden.

DETACHED GARAGE With outside sentry light and a pitched tile roof, light and power, fitted workbench, overhead storage, door to side entrance. Up and over door approached by a block paved own driveway.

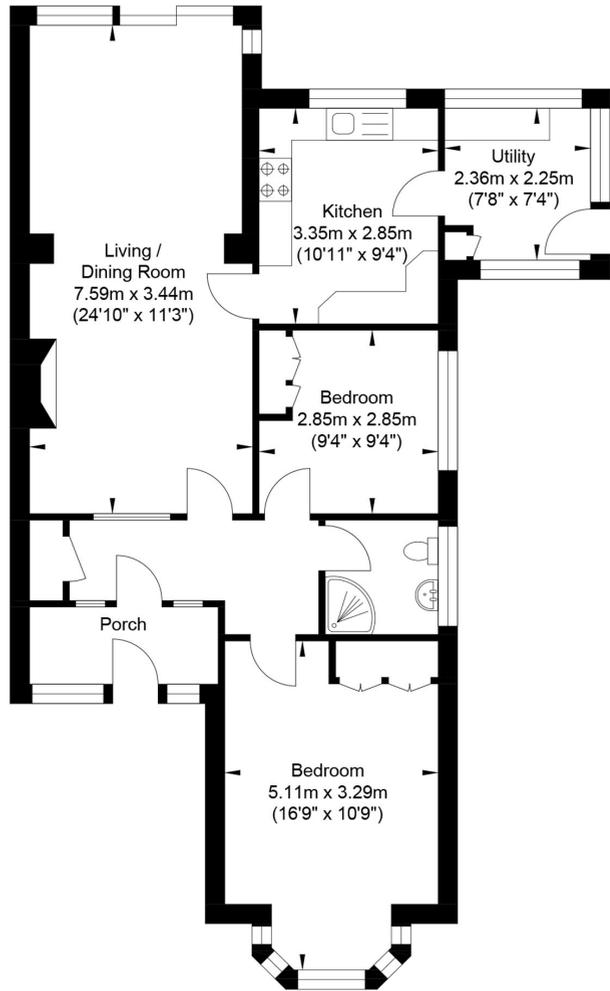
REAR GARDEN A well enclosed west facing garden having a full width split level paved patio with fitted water tap. Beyond this area, there is a neat lawn and shrub borders. Timber summerhouse and timber shed with stage shelving.

Additional Information

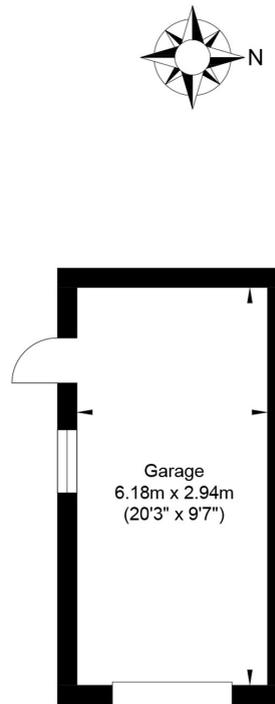
Current EICR Certificate (2025).

Council Tax Band: D

Floorplan



Ground Floor
Approximate Floor Area
852.28 sq ft
(79.18 sq m)



Garage
Approximate Floor Area
195.58 sq ft
(18.17 sq m)

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.*
1381062/65OCKWAY/PG/MMXXVI0226



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area (Excluding Garage) = 79.18 sq m / 852.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.