The Fairway | **Hassocks, West Sussex, BN6 9JU**

MARCHANTS

The Fairway

A beautifully presented three double bedroom modern detached house with a kitchen/diner and separate utility room, own driveway and single garage. Built in 2022 by Bellway Homes to the 'Carpenter' design on the former Hassocks Golf Course, located within proximity to lovely country walks, The Friars Oak family restaurant & pub, Hassocks main line station and nearby village of Hassocks.

OIRO £575,000

MARCHANTS

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

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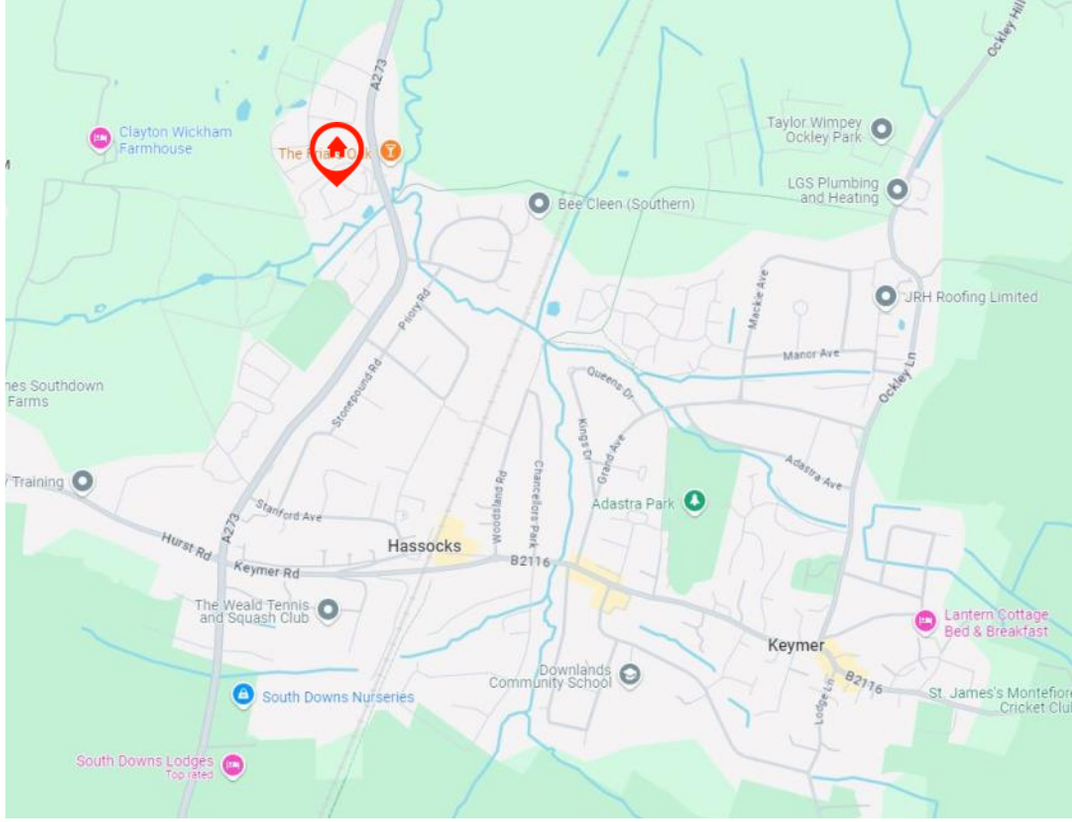
Features

- Detached House
- 3 Bedrooms with 1 being En Suite
- Dual Aspect Kitchen/Diner & Separate Utility Room
- Ground Floor Study
- Remainder of an NHBC Warranty
- Private & Established Rear Garden
- Garage & Own Drive
- Well Presented & Cared For

The fairway benefits from beautiful open spaces and direct access to open countryside.



Location

The property is conveniently located, being approximately one mile from the village centre of Hassocks which provides a variety of facilities, including shops, Sainsbury's Local, the Sussex Grocer supermarket, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network timetables).

- Hassocks Station (0.7 miles)
- Burgess Hill (2.1 miles)
- Brighton (8.7 miles)
- Gatwick Airport (19.2miles)

Accommodation

Composite door into a spacious **HALLWAY** Built-in coat cupboard with media suite cabinet, radiator, 'Thermo' room thermostat, 'Amitico' LVT flooring giving a seamless look throughout the hall and leading through to the kitchen/diner and utility area.

KITCHEN/DINER A range of fitted cabinetry in a duck egg blue palette comprising of wall and base units with integrated appliances to include fridge freezer and 'Zanussi' oven and four burner gas hob with extractor over, laminate worksurfaces with inset one and half bowl stainless steel sink, drainer and with feature brass coloured mixer tap. Radiator, under unit mood lighting, recessed downlights
DINING AREA Recessed downlights, radiator and PVCu double doors leading out to the patio and rear garden.

UTILITY ROOM Built-in cabinet housing the 'Ideal Logic heat H15' gas boiler, and 'Therma' heating controls. Built-in unit with stainless steel sink and drainer, space and connection for washing machine. Wall mounted electric consumer unit. PVCu door (with cat flap) leading to the rear garden, Amitico' LVT flooring.

LIVING ROOM A double aspect room with a view to the front and rear, radiator and double PVCu doors glazed side panels and fan light opening windows with fitted shutters, a pleasant view out to the patio and rear garden.

STUDY A double aspect room, with fitted shutters, radiator.

CLOAKROOM A white suite, back to the wall toilet with concealed cistern and wall mounted flush, wall mounted hand basin and tiled splash back areas, radiator.

Stairs to fist floor **LANDING** Built-in cupboard housing the hot water cylinder and slatted shelf. Radiator, PVCu window. Hatch to loft, and partially boarded.

BEDROOM ONE Aspect over rear garden, PVCu window with fitted shutters, radiator, 'Thermo' room thermostat, built-in mirror fronted double wardrobe, radiator.

EN SUITE A white suite comprising back to the wall toilet with concealed cistern and flush, pedestal hand basin and mixer tap, ceramic tiled display shelf and tiling to splash back areas, walk-in fully tiled shower enclosure and thermostatic apparatus. Radiator, recessed downlights and vinyl flooring.

BEDROOM TWO Aspect over rear garden, radiator, fitted shutters.

BEDROOM THREE Aspect over front, radiator and PVCu window with oak wood effect fitted shutters.

FAMILY BATHROOM A white suite comprising, panel enclosed bath with thermostatic shower attachment and separate mixer tap, with glazed screen, back to the wall toilet with concealed cistern and flush, pedestal hand basin and mixer tap. Chrome ladder style towel warmer, recessed downlights and vinyl floor.

Garden and Patio Area

FRONT AREA Paved pathway to front door, perimeter hedge screening, pathway leading to the side gate and access to the rear garden.

SIDE AREA From the front leading to a wrought iron gate into rear garden.

REAR GARDEN Paved patio from living room, external tap, established ornamental trees and shrubs, further paved patio from dining room, for al fresco dining and entertaining with outside lighting. The garden has been thoughtfully planted to create a private space and with sheltered shading. Access door into attached garage.

GARAGE Light and power, vaulted ceiling for extra storage, and with up and over door.

Additional Information

ESTATE MANAGEMENT: First Port

ESTATE CHARGES: £470.00 PA

BROADBAND - FTTP **UTILITIES -** MAINS

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

EASEMENTS - N/A **FLOOD RISKS –** LOW

ENERGY EFFICIENCY RATING - B

COUNCIL TAX BAND - E (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.*
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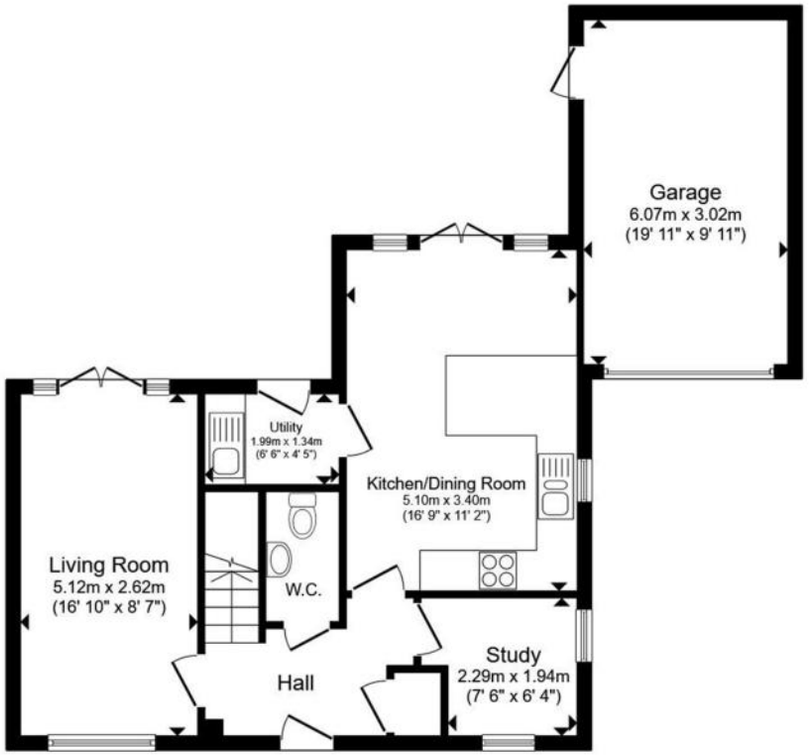
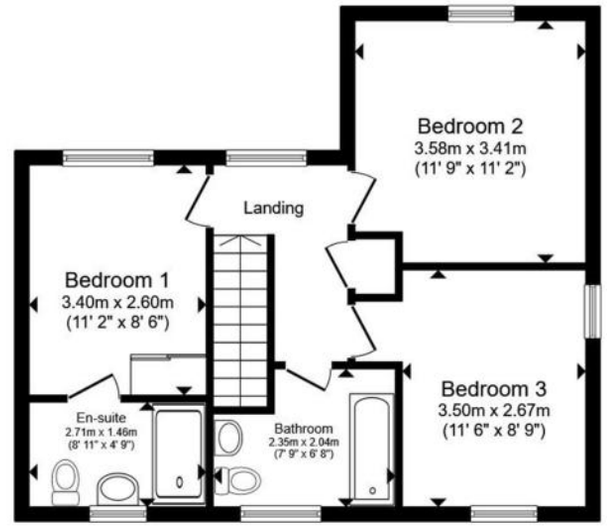
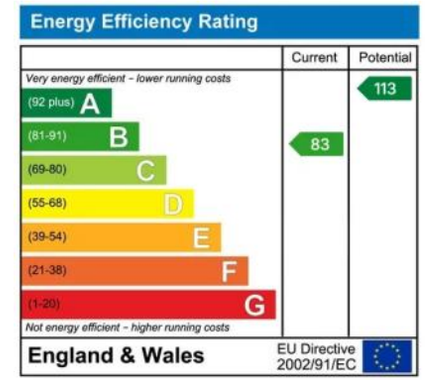


Ground Floor



First Floor



Total floor area 113.1 m² (1,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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01273 843333

info@marchantsestateagents.co.uk

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