



**Connells**

Ockley Lane  
Hassocks



## Property Description

This property in Ockley Lane of Keymer, Hassocks is ideally located at the foot of the South Downs National Park, with both stunning views of the open countryside and yet a few minutes walk to nearby independent shops. These include a convenience store, a hairdressers, a fish shop and a Cafe/Bistro. The adjacent conservation area includes 2 churches as well as a pub dating back 450 years.

From the house Hassocks village centre is a 15 minute walk away and provides a variety of facilities, with more independent shops and cafes. There is also a sub-post office (within a Morrison's Daily Store), Sainsbury's Local, Sussex Grocer supermarket, a modern health centre, 3 schools through infants to senior all rated at least Good, a well attended Age concern centre and a main line railway station which provides regular services to London in just under 1 hour and to Brighton in 7 mins. The property is 3 minutes walk to Adastra Park with its play areas, skate park, bowling green and facilities for football, cricket, tennis and other sport. Adastra community Hall is also situated in the Park as well as the civic Parish Office.

Hassocks has a thriving community with numerous groups, clubs and activities for all ages and along with its geographical location is an extremely popular and attractive area in which to live.

## Entrance Porch

Double glazed door to the front of the property.

## Entrance Hall

Door to the front of the property. A built in cupboard and wood flooring is laid.

## Living Room

15' 7" max x 10' 9" max ( 4.75m max x 3.28m max )

Double glazed bay window to the front of the property. A radiator and wood flooring is laid.

## Sitting Room

12' 5" max x 10' 4" max ( 3.78m max x 3.15m max )

Doors to the rear of the property into the sun room. A radiator and wood flooring is laid.

## Kitchen

11' 1" max x 9' 4" max ( 3.38m max x 2.84m max )

Double glazed window to the rear of the property and a double glazed door to the side. Eye and base level units with worktops and a stainless steel sink/drain.

## Bedroom One

10' 4" max x 9' 11" max ( 3.15m max x 3.02m max )

Double glazed window to the front of the property. A radiator and carpet is laid.

## Bedroom Two

9' 4" max x 9' 4" max ( 2.84m max x 2.84m max )

Double glazed window to the side of the property. Fitted wardrobe and a radiator. Carpet is laid.

## Bathroom

Double glazed window to the side of the property. A panel bath with a shower overhead. A low level W.C. with a wash hand basin.

## Front Garden

Driveway providing parking.

## Rear Garden

Private enclosed rear garden which is mainly laid to lawn with a patio area.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01444 241 626**  
**E [burgesshill@connells.co.uk](mailto:burgesshill@connells.co.uk)**

21 Church Road  
BURGESS HILL RH15 9BB

EPC Rating: E Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BGH405704](http://connells.co.uk/Property/BGH405704)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BGH405704 - 0009