



Hassocks Gate

Hassocks, West Sussex, BN6 9ZF

MARCHANTS

Hassocks Gate

A well-presented semi-detached 'Palmer's Town' style home, situated within the sought-after Saxon Mills development. The property has been thoughtfully extended (2023) to include a second floor, creating a principal bedroom and en suite, in addition to three bedrooms on the first floor. Further benefits include convenient access to the main railway station and nearby scenic countryside walks.

£495,000

MARCHANTS

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

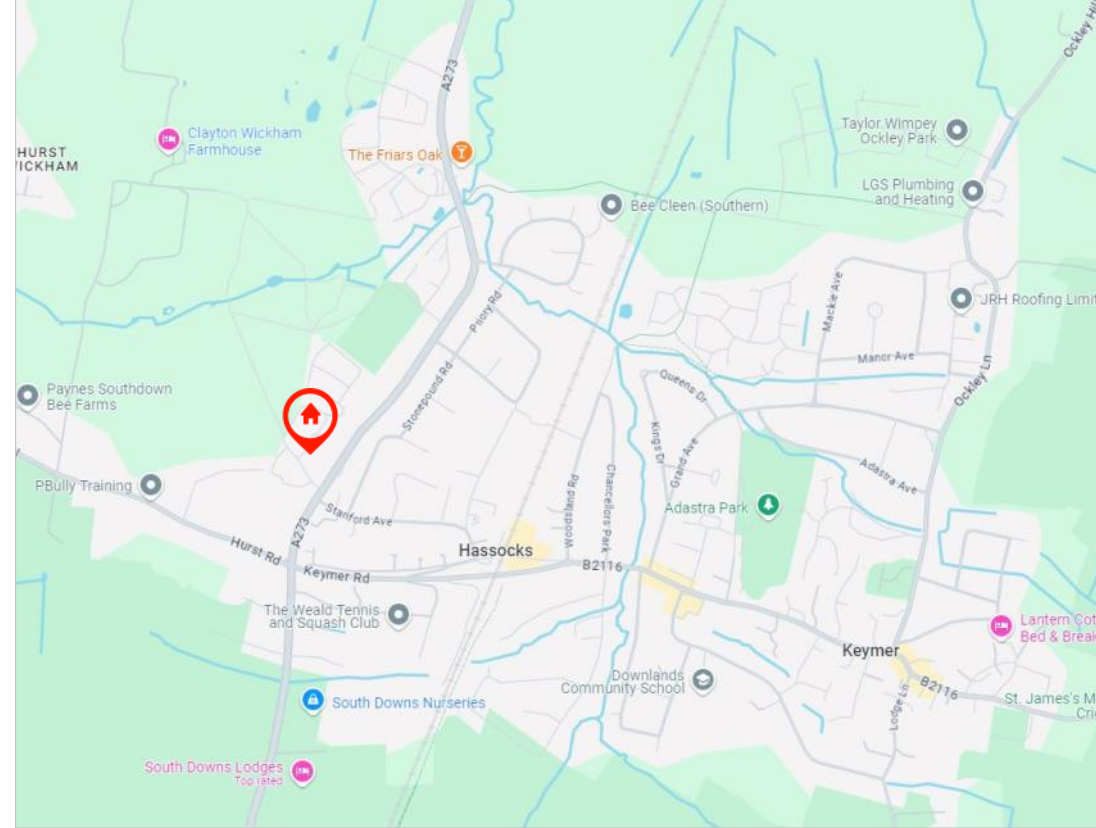
www.marchantsestateagents.co.uk

Features

- Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Kitchen/Diner
- Good Decorative Condition
- Two Allocated Parking at Rear
- Manageable Gardens
- Convenient for Mainline Station



The property is within walking distance of London Road Recreation Ground, The Friars Oak Pub and nearby countryside walks.



Location

The property is located on the Saxon Mills development, just off the London Road and is within a short walk of the mainline station and Hassocks' centre via Keymer Road.

Hassocks is a vibrant village and a friendly community which provides an excellent array of local amenities, including a variety of shopping facilities, eateries, a post office, health centre, and schools for all age groups. Adastra Park, 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 mainline 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 (2.6 miles)
- Brighton (8.6 miles)
- Gatwick Airport (22.3 miles)

Accommodation

Canopy porch with outside light. PVCu door with double glazed panel.

ENTRANCE LOBBY An attractive ceramic tiled floor. Radiator, concealed within a decorative cabinet, ceiling downlights, electric consumer unit, stairs to first floor, and door to;

SITTING ROOM Front aspect. Woodgrain effect LVT flooring, double radiator, point for wall mounted TV, fitted cupboard and shelf in under stairs recess, walk-in storage cupboard, digital central heating thermostat, Venetian blind, door to;

KITCHEN/DINING ROOM Overlooking the rear garden and fitted with an excellent range of gloss white cabinetry, including a U-shaped worktop with inset stainless steel sink, a range of base cupboards and drawers under. Wall mounted cupboards, one of which houses a 'Logic' gas combi central heating boiler. Integrated 'Zanussi' appliances include oven, gas hob, fridge/freezer, washing machine and dishwasher. Double radiator, LVT flooring, a pair of double glazed doors open into the rear garden.





FIRST FLOOR LANDING Radiator, stairs to 2nd floor.

BEDROOM TWO Overlooking the rear garden. Radiator, decorative dado rail, Venetian blind.

BEDROOM THREE Front aspect. Radiator, TV point, three display shelves, Venetian blind

BEDROOM FOUR/STUDY Rear aspect. Radiator, Venetian blind.

BATHROOM Fitted with a modern white suite comprising a bath with mixer tap and independent thermostatic flexible and overhead rain showers. Pedestal wash basin, close coupled toilet, heated towel rails, electric shaver point, ceramic tiled splashbacks, illuminated mirror fronted medicine cabinet, ceramic tiled floor, Venetian blind, ceiling downlights.

SMALL SECOND FLOOR LANDING Ceiling downlights and a large built-in storage cupboard.

PRINCIPAL BEDROOM Rear aspect. Full width range of floor to ceiling wardrobes, radiator, point for wall mounted TV, two bedside lights, LVT flooring, sliding door to;

EN SUITE SHOWER ROOM Luxuriously fitted with a generous shower enclosure having flexible and overhead rain showers. Vanity wash basin, close coupled toilet, heated towel rails, ceramic wall and floor tiling, hatch to eaves storage, fitted shelved cupboard and adjoining shelf, skylight window.

Gardens & Parking

FRONT GARDEN A neat open plan lawned garden with two lawns and shrub beds.

REAR GARDEN An east facing garden being partly walled and enclosed by panel fencing. There is a lawn, paved patio, fitted water tap, timber shed and a few steps up to a rear gate leading to the residents parking area with two allocated **PARKING SPACES**.

Additional Information

MAINTENANCE CHARGE: £401.22 per annum (2025-26)

ESTATE MANAGEMENT: First Port Management.

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

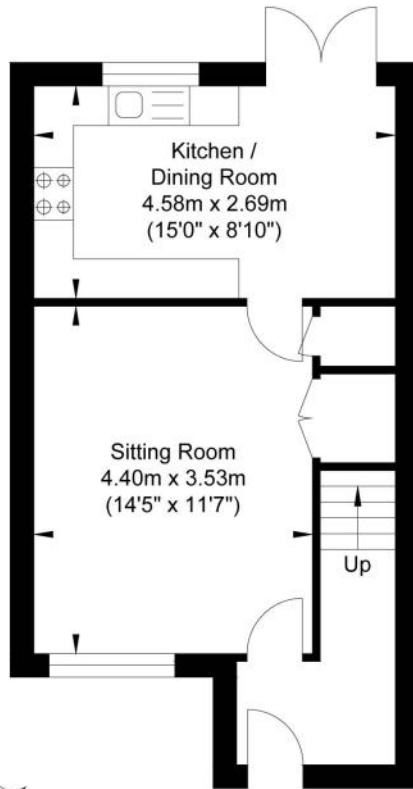




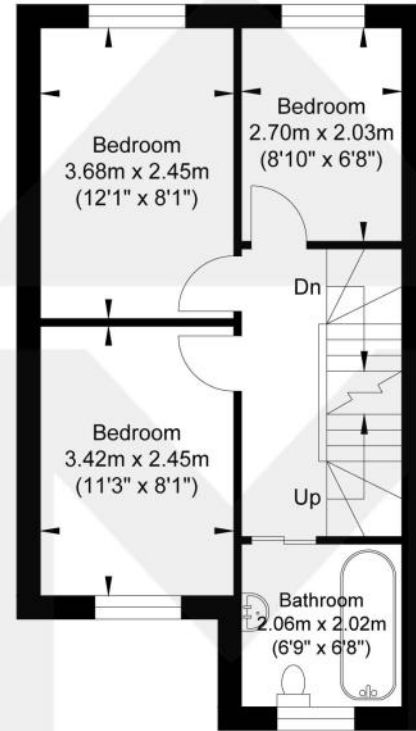
Floorplan

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. **1475628/14HASGAT/PG/MMXXVI0618**

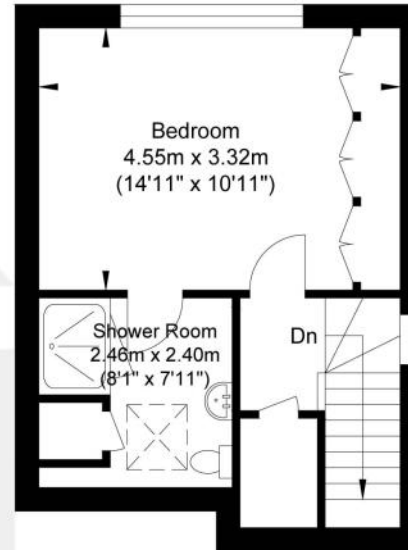
Hassocks Gate



Ground Floor
Approximate Floor Area
384.91 sq ft
(35.76 sq m)



First Floor
Approximate Floor Area
384.91 sq ft
(35.76 sq m)



Second Floor
Approximate Floor Area
298.05 sq ft
(27.69 sq m)



Approximate Gross Internal Area = 99.21 sq m / 1067.87 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

MARCHANTS

01273 843333

info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk