



Chancellors Park

Hassocks, West Sussex, BN6 8EY

MARCHANTS

Chancellors Park

A detached bungalow offering two generous double bedrooms, set within a sought after location just moments from local shops and the convenience of Hassocks Mainline Station. Benefits include a delightful west rear garden, own drive and integral garage. Offered to the market with no onward chain.

£575,000

MARCHANTS

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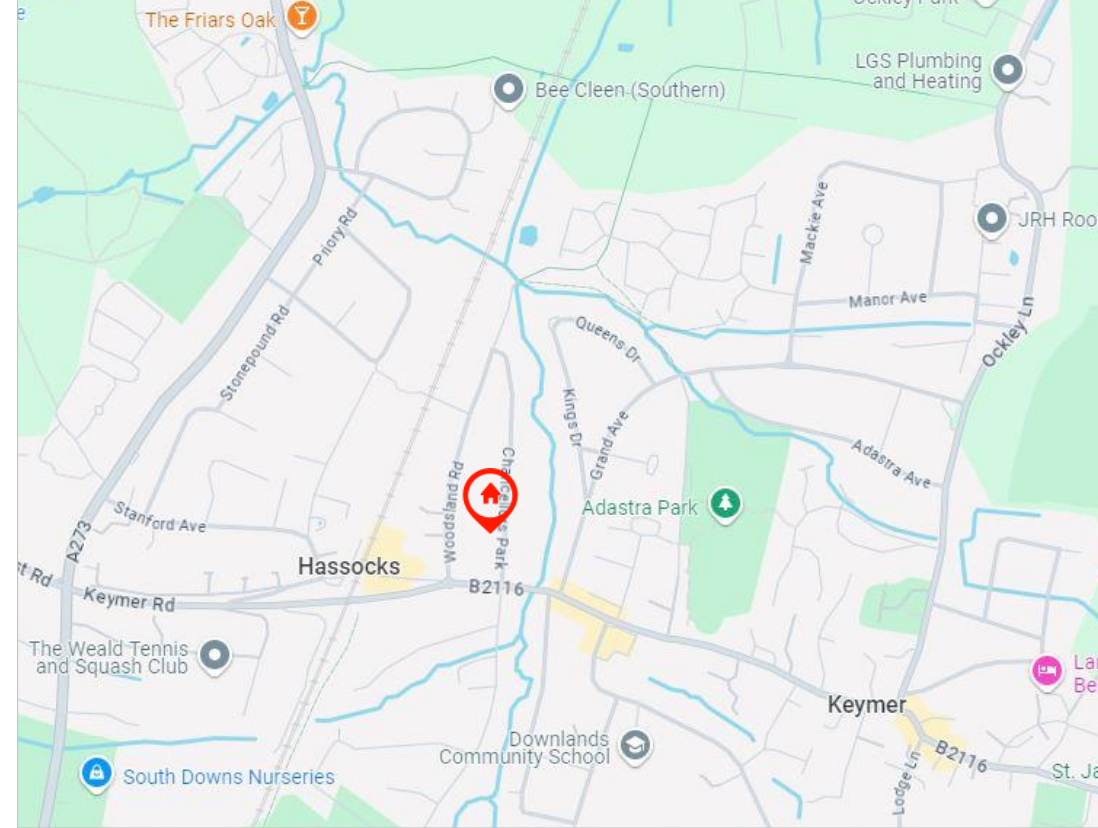
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Features

- Detached Bungalow
- Two Double Bedrooms
- Bathroom & Separate Toilet
- Garage & Own Driveway
- West Facing Rear Garden
- Proximity to Shops & Station
- New Boiler 2025
- No Onward Chain



Adastra Park, Hassocks.



Location

Chancellors Park lies just off the Keymer Road and just 50 metres from the village shops and approximately 300 metres from the railway station which provides regular services to London and the south coast (subject to network time tables). Hassocks provides a variety of facilities, including shops, a sub-post office (within Morrisons Convenience Store), Sainsbury's Local, a modern health centre and schools for all age groups.

- Hassocks Station (0.2 miles)
- Burgess Hill (2.8 miles)
- Brighton (8.2 miles)
- Gatwick Airport (21.2 miles)

Accommodation

Wide covered quarry tiled entrance porch with timber and leaded glass front door, and matching glazed side panels, external lantern light, leading to;

HALL A wide welcoming reception hall, radiator with display shelf above, telephone point, digital programmer for central heating, built-in storage cupboard, hatch to loft, partly boarded and with window for borrowed light.

LIVING ROOM A west aspect, PVCu double doors leading to the patio and garden, feature stone fireplace with hearth and timber mantel over. Wall lights and two radiators.

KITCHEN A range of cabinetry in gloss white and comprising of base, wall mounted units and drawers, laminate worksurfaces over and 'AEG' inset gas hob, inset one and half bowl stainless steel sink and drainer with mixer tap, ceramic tiling to splash back areas. Built in housing for 'Europa Solar Plus' double oven with storage above and pan drawers below, built-in pull out larder storage and built in fridge freezer. Under counter spaces for washing machine and dish washer. Glazed door to conservatory.

CONSERVATORY PVCu and low level brick construction. A west aspect and leading out to the garden.

BEDROOM ONE A double room with a front aspect, radiator.

BEDROOM TWO A double room with a side aspect, radiator.





BATHROOM A white suite comprising panel enclosed bath with mixer tap and 'Triton' electric shower over with fold back glazed shower screen. Built-in vanity unit with back to the wall toilet, wall mounted hand basin with overhead mirror, 'Linolite' light and shaver unit. Radiator, recessed downlights and fully ceramic tiled.

CLOAKROOM A white suite comprising W.C., wall mounted wash basin with glass display shelf, tiled splashback areas, recessed downlights and automatic extractor.

Garden & Parking

FRONT GARDEN A lawned east garden, with established shrubs. Gated side access to the rear.

GARAGE Up and over roller door, electricity consumer unit, 'Glow Worm' gas boiler (fitted in 2025). Light and power, fitted shelving.

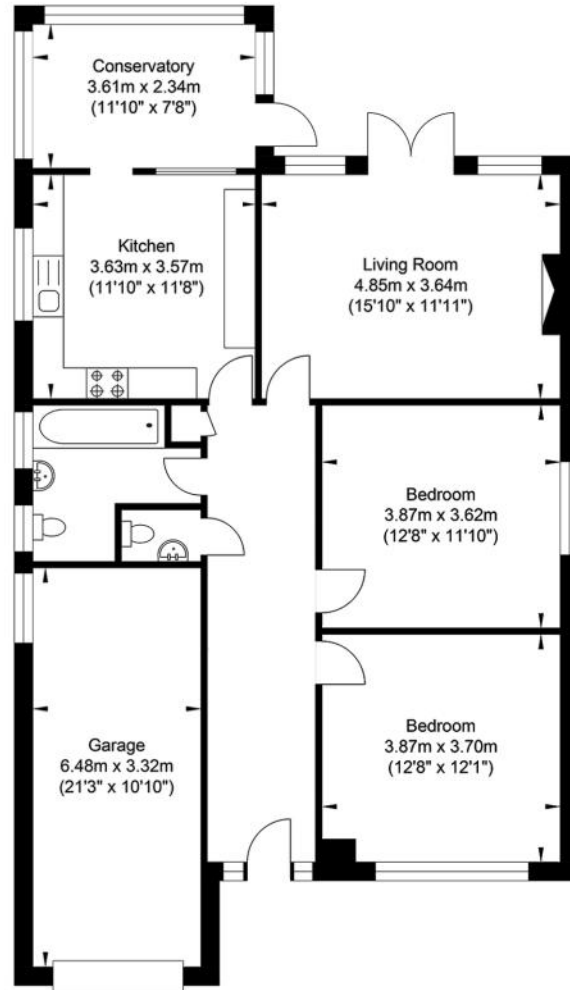
OWN DRIVEWAY For off street parking.

REAR GARDEN A delightful west facing garden, paved patio area and feature pond, established shrubs, and greenhouse.

Additional Information

Council Tax Band: E

Floorplan



Ground Floor
Approximate Floor Area
1173.05 sq ft
(108.98 sq m)



Approximate Gross Internal Area (Including Garage) = 108.98 sq m / 1173.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(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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