



Church Mead

Hassocks, West Sussex, BN6 8BN

MARCHANTS

Church Mead

A well presented and located two double bedroom link-detached bungalow with a spacious kitchen/diner and conservatory, garage and driveway and in a sought after location. The property has potential to extend (STNPP) and is offered to the market with **no onward chain**.

£525,000

MARCHANTS

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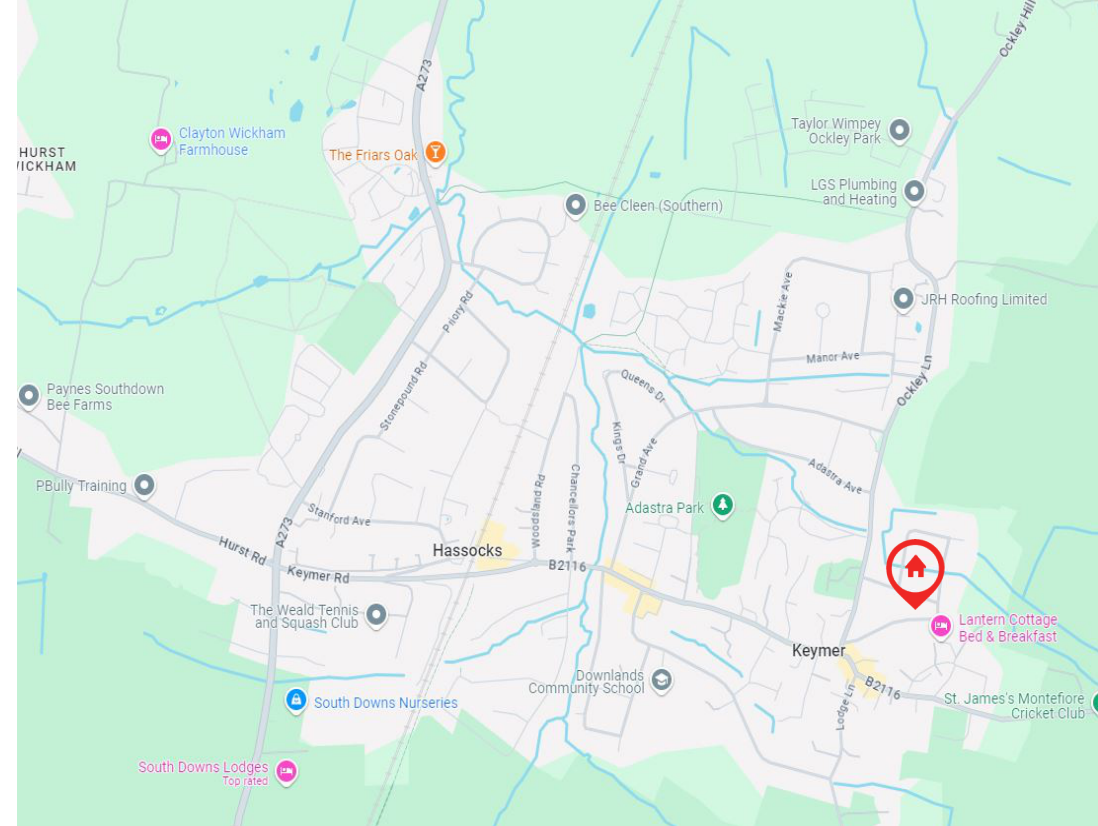
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Features

- Link Detached Bungalow
- Two Double Bedrooms
- Kitchen/Diner
- South Facing
- Garage and Driveway
- Close to Keymer Parade Shops
- Potential to Extend (STNC)
- No Onward Chain



View of The South Downs from nearby fields, Hassocks.



Location

Church Mead is a popular grass lined avenue just off Ockley Lane, Keymer and within minutes of a convenience store, café, fish and chip shop and two Village Inns only a few hundred yards away. Nearby 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 (0.7 miles)
- Burgess Hill (2.5 miles)
- Brighton (9.0 miles)
- Gatwick Airport (24.5 miles)

Accommodation

Recessed porchway to PVCu door.

HALLWAY Radiator with display shelf over, wall mounted central heating controls. Double louvre doors to built-in coat cupboard with hanging rail and storage over. Hatch to loft with aluminium retractable ladder (boarded and housing the 'Alpha Intec 30Se combination boiler).

LIVING ROOM A double aspect room with a lovely feature bay window facing south with a pleasant outlook over the front garden. Ornate stone fireplace, hearth, over mantelpiece and inset real flame effect gas fire. Two radiators, wall lights.

KITCHEN A spacious room with solid wood fitted cabinetry to include wall, base and drawer units, laminate worksurfaces over and inset stainless steel sink with mixer tap and separate drainer, 'AEG' induction hob, extractor over and a 'Zanussi' oven under and warm air heater in kick panel. Further free-standing appliances include a slimline 'Indesit' dish washer, 'Beko' washing machine and 'Zanussi' 50/50 fridge freezer into built-in housing and with full height broom cupboard. Ceramic tiling to splash back areas and ceramic tiled floor. Radiator. PVCu sliding doors to the conservatory.

CONSERVATORY PVCu and brick built. Radiator, wall lights. Double doors leading to the patio and with a lovely view of the garden.





BEDROOM ONE A double bedroom with a rear aspect and view over the garden. Fitted bedroom furniture to include three triple wardrobes, two single, a central chest of drawers, further built-in dressing table and free-standing bedside cabinets. Two radiators.

BEDROOM TWO A double second bedroom with a front aspect, built-in double wardrobes and one single. Radiator.

SHOWER ROOM Walk-in glazed enclosure with 'Mira Advance' electric shower and apparatus. Two chrome ladder style heated towels rails. Built-in storage cupboard with radiator and slatted shelving. Built-in corner vanity unit with hand basin and mixer tap.

SEPARATE W.C. A white suite comprising a close coupled toilet, wall mounted hand basin with mixer tap and ceramic tiling to splash back areas. Radiator and vinyl flooring.



Garden and Patio Area

FRONT GARDEN Laid with decorative stone with established shrubs and low boundary brick wall, pathway down driveway leading to the front door.

SIDE ACCESS Gated, and leading to the rear garden.

REAR GARDEN Paved patio and lantern light, steps leading to the lawned garden, timber pergola festooned by wisteria. The garden has specimen planting to include a beautiful maple, and red robin.

DRIVEWAY Off street parking and leading to the **GARAGE** with up and over door. Light and power, side door to rear access.



Additional Information

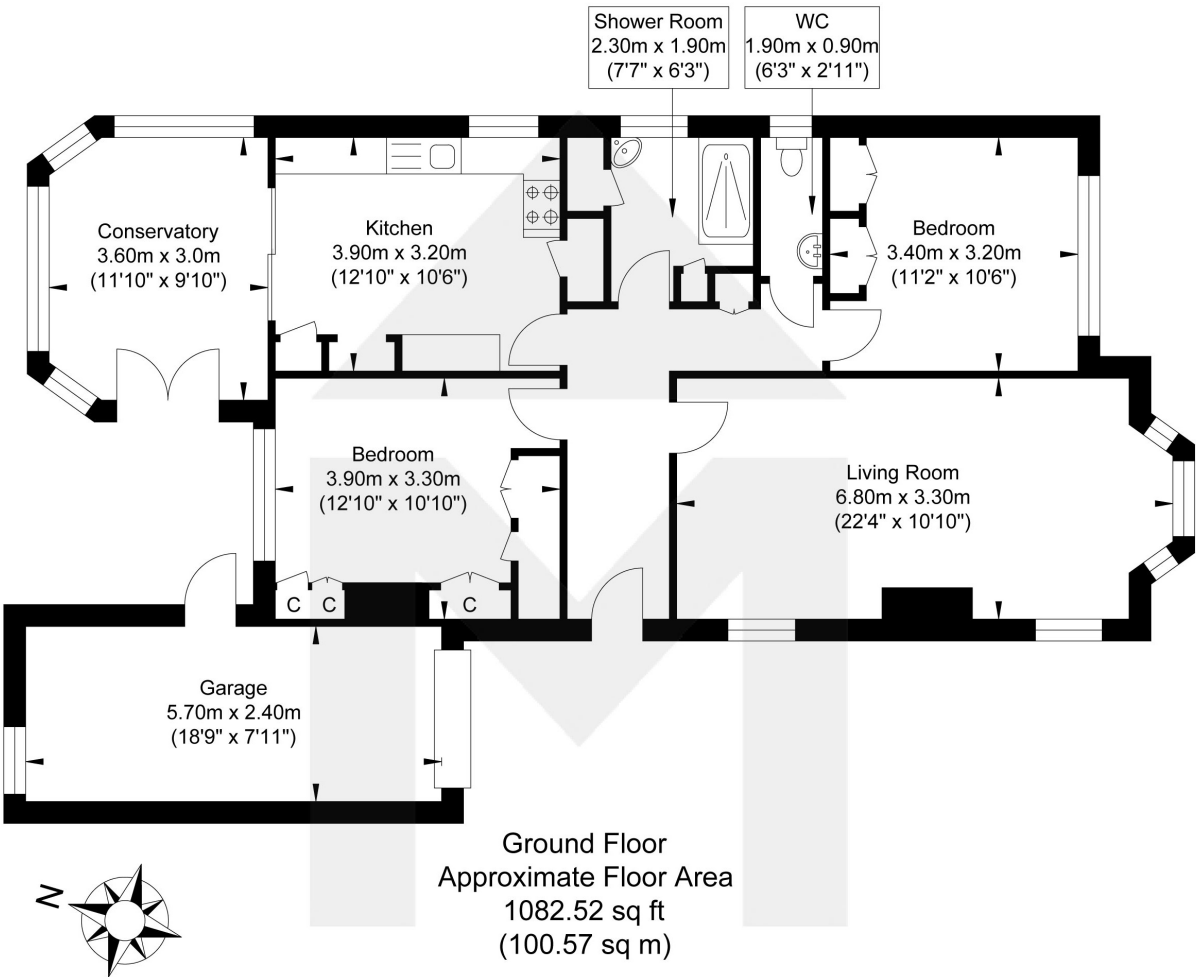
BROADBAND - FTTC UTILITIES - MAINS
RESTRICTIONS - TBC RIGHT OF WAY - TBC
EASEMENTS - TBC FLOOD RISKS - TBC
ENERGY EFFICIENCY RATING - D
COUNCIL TAX BAND - E (Mid Sussex District Council)



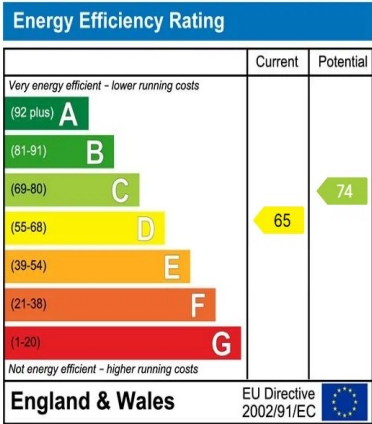


Floorplan

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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. 1560117/17CHUMEA/SJ/MMXXVI1016



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Approximate Gross Internal Area (Excluding Garage) = 86.66 sq m / 932.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.