



Hamfield Drive

Hassocks, West Sussex, BN6 9ZW

MARCHANTS

Hamfield Drive

Three-storey semi-detached town house situated on the Saxon Mills development in a pleasant location surrounded by open green spaces and proximity to a nature reed pond, beautifully presented with four bedrooms, one being a principal bedroom suite on the second floor.

£575,000

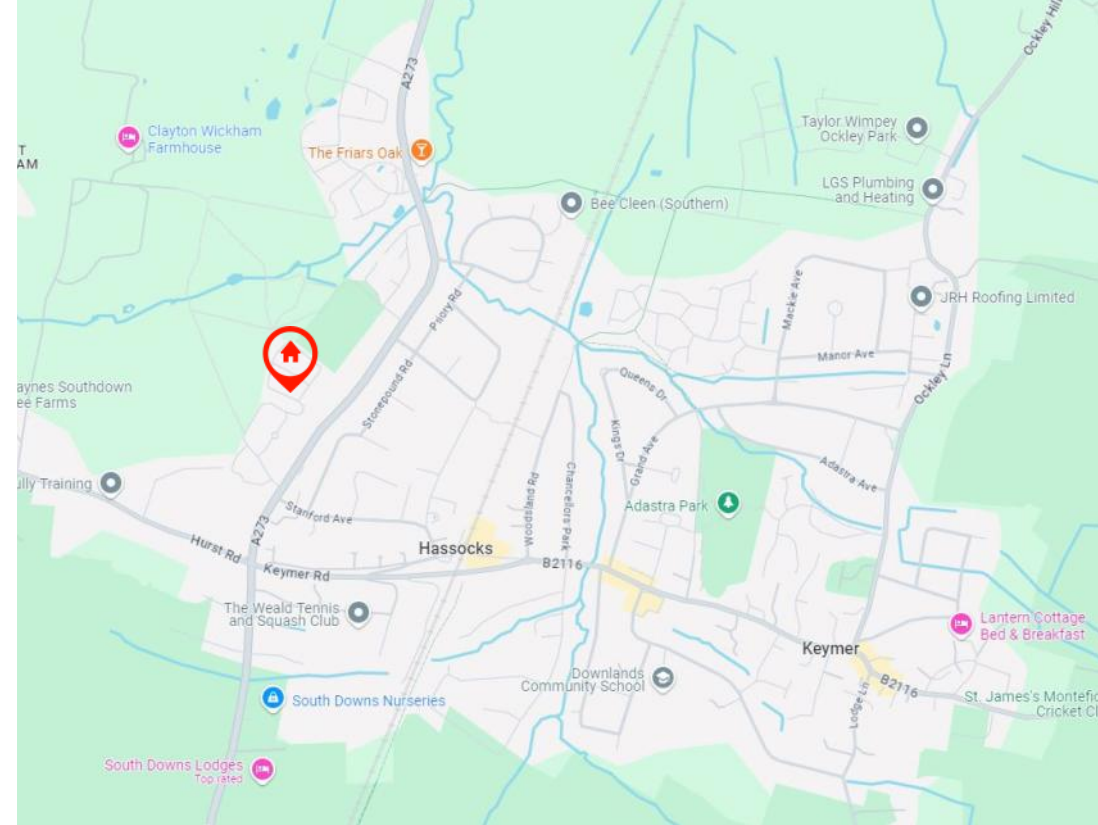
MARCHANTS

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

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Features

- Semi Detached Town House
- Beautifully Presented
- Four Bedrooms One En Suite
- Garage
- Driveway
- Great Location
- Close to Country Walks
- Proximity to Mainline Station



Location

Hamfield Drive is part of the Saxons Mills development adjacent to open countryside on the west side of the village being very convenient for the station, village center and country walks.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. Adastra Park, which is 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 main line 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 (0.6 miles)
- Burgess Hill (2.8 miles)
- Brighton (9.2 miles)
- Gatwick Airport (21.3 miles)



The nearby Friars Oak Pub just a short walk from the property.

Accommodation

Canopied porch and PVCu door to:

HALLWAY Wood effect luxury vinyl flooring throughout the ground floor in a herringbone pattern giving a seamless flow. Room thermostat, radiator.

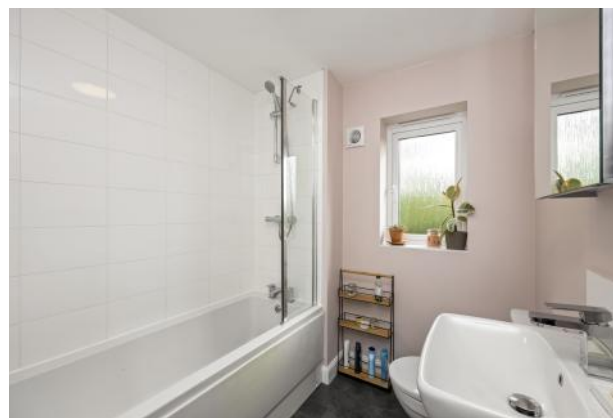
CLOAKROOM A white suite comprising close coupled toilet, corner fitted hand basin with mixer tap and ceramic tiling to a splash back area. Radiator and 'Envirovent' extractor.

Stairs to First Floor

KITCHEN A feature bay window with a south westerly aspect and pleasant view over greenspace. Fitted cabinetry to include drawers, base and wall mounted units, with integrated appliances to include 'Electrolux' washing machine, dishwasher and fridge freezer. Built-in 'Electrolux' oven with storage units, inset gas hob with deep pan drawers under. Laminate worksurfaces with inset one and half bowl sink, drainer and mixer tap with decorative tiling to splash back areas. Radiator and wall mounted breakfast bar. Track spotlights and mood lighting under wall units.

LIVING ROOM A spacious room flooded with natural light from the double patio doors and opening side panels which lead to the patio and garden beyond. Two roof light windows, two radiators, TV and internet connections. Built-in cupboard storage, with light, coat hooks and housing the electricity consumer unit.





FIRST FLOOR

LANDING Built-in airing cupboard housing hot water cylinder with slatted shelving.

BEDROOM FOUR Radiator and PVCu window with an aspect over the rear garden.

BEDROOM THREE Radiators PVCu window with an aspect over the front and greenspace.

BEDROOM TWO Radiator, PVCu window with a rear aspect over the rear garden.

BATHROOM A white suite comprising, panel enclosed bath with mixer tap and thermostatic shower apparatus above, part glazed screen. Close coupled toilet, pedestal hand basin with mixer tap and mirror fronted medicine cabinet over, ceramic tiling to splash back areas. Ladder style towel rail, 'Envirovent' extractor.

SECOND FLOOR

MID LANDING Radiator.

PRINCIPAL BEDROOM SUITE A bright and spacious room, built-in triple wardrobe and two roof light windows with fitted blinds. Room thermostat, radiator. Eaves storage housing the 'Ideal Logic' boiler. Further eaves storage.

EN SUITE SHOWER ROOM A white suite comprising a fully tiled walk-in shower enclosure with glazed sliding door, thermostatic shower and apparatus. Close coupled toilet, pedestal hand basin with mixer tap, shaver point and ceramic tiling to splash back areas. 'Envirovent' extractor, ladder style towel warmer, PVCu window and vinyl flooring.

Garden and Patio Area

FRONT GARDEN Established shrubs and lawn.

GARAGE With a pitched tiled roof providing overhead storage. Power and light.

DRIVEWAY and side gate to;

REAR GARDEN A split level garden laid to lawn with established shrubs, external tap. Steps down to a further paved patio area with fretwork pergola, external lighting and timber boundary fence.

Additional Information

Estate Management: **First Port.**

Estate Charges: **£294 per annum 2025/26**

Council Tax Band: **E**

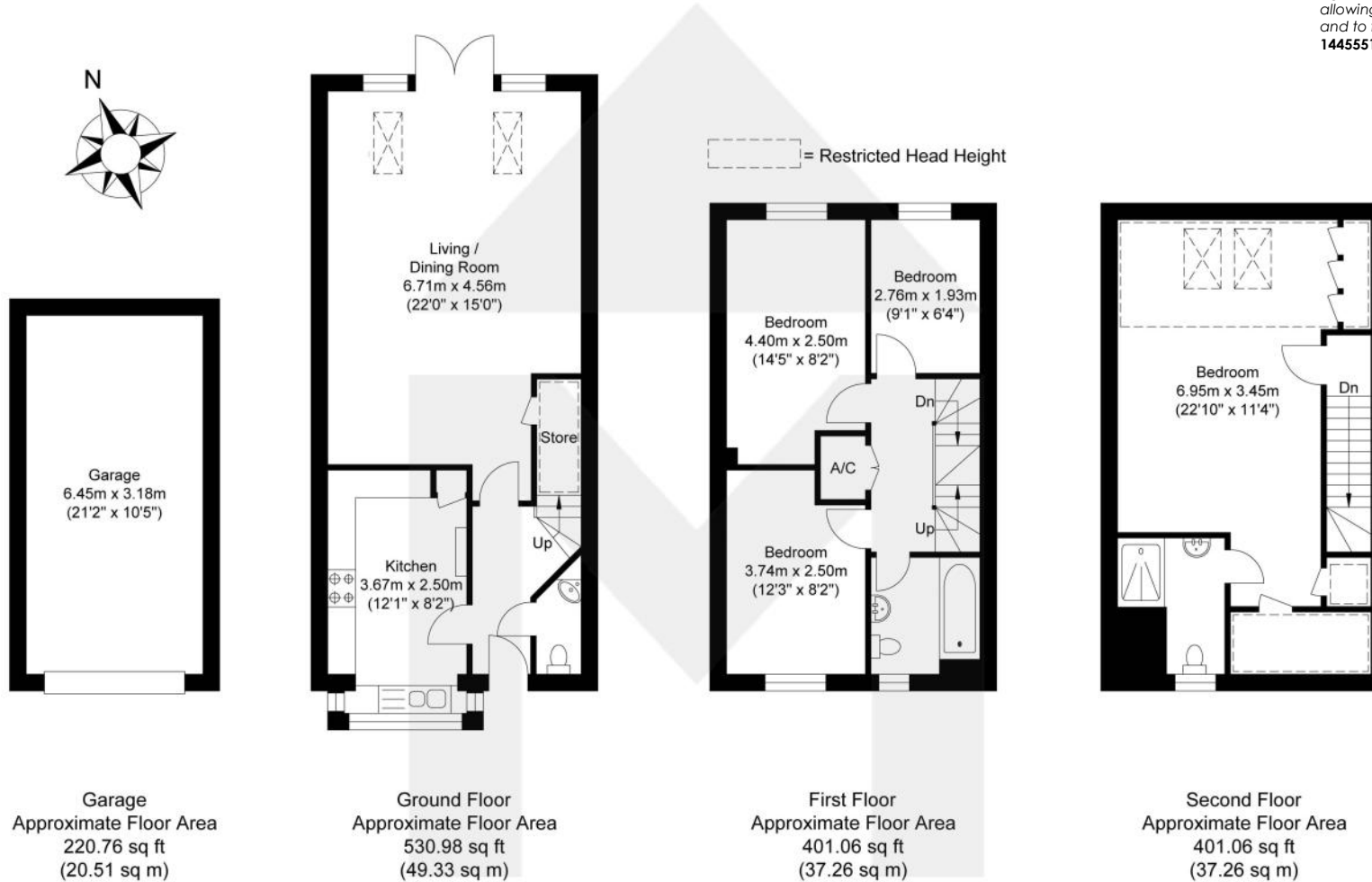




Floorplan

Hamfields Drive

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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area (Excluding Garage) = 123.85 sq m / 1333.10 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

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