



Church Mead

Hassocks, West Sussex, BN6 8BN

MARCHANTS

Churchmead

A three-bedroom detached bungalow, lovingly bespoke-built in 1964 by a local family and has remained in their care ever since. Well proportioned rooms, kitchen/diner, bathroom and separate toilet, with front, side, rear gardens and historic rights of access at the rear of Keymer Church Hall and accessed off Keymer Road.

£650,000

MARCHANTS

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

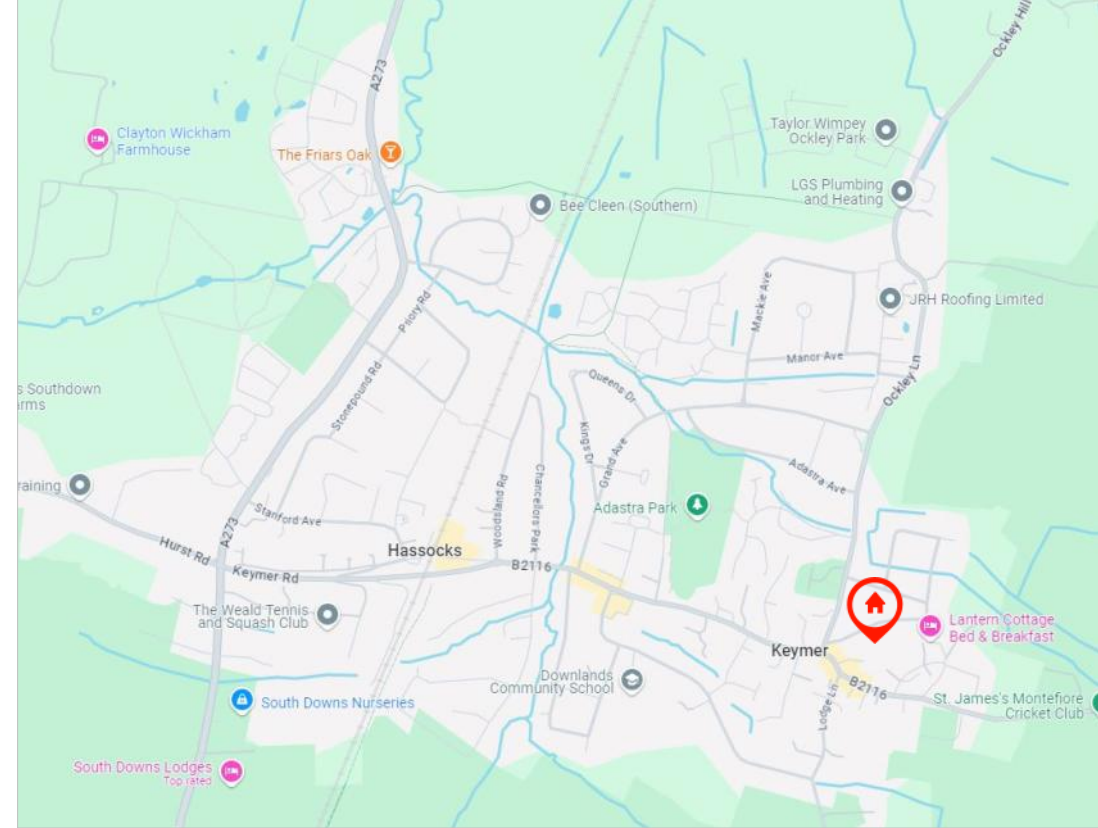
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Features

- Detached Bungalow
- Three Bedrooms
- Kitchen/Diner
- Good Sized Gardens
- Rear Access & Parking
- Close to Keymer Parade Shops
- Potential to Extend (STNPP)
- No Ongoing Chain



Nearby St Cosmas & St Damian Church, Keymer.



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

Pathway to timber door with glazed side panel. Outside courtesy light, gas meter cupboard. Into **PORCH** Quarry tiled floor, coat hooks. Door to:

HALLWAY Wall mounted cupboard housing consumer unit, hatch to loft with wooden ladder, boarded area with power and light. Radiator, built-in cupboard with wire basket shelving and hanging rail, further two door cupboard storage above. Central heating room thermostat.

CLOAKROOM Back to the wall toilet into vanity unit.

KITCHEN/DINER Fitted with base and wall mounted cabinets, stainless steel worksurface with inset sink and drainer. Freestanding pine base cabinet with drawers, cupboards and fitted shelving above. Wall mounted 'Glow Worm Ultracom 24CXi' combi boiler. Space for free standing cooker and fridge freezer. Radiator, built in pantry cupboard. Ceramic tiling to splash back areas and vinyl flooring. PVCu door to side access.

LIVING ROOM A spacious room with views over the rear garden, radiator, feature tiled open fireplace, with tiled back plate and stone hearth.

BATHROOM Back to the wall toilet into vanity unit, hand basin with fitted mirror above, panel enclosed bath with taps and thermostatic mixer tap with shower apparatus over. Glass display shelf, ladder style towel rail, partially tiled walls and stone tiled floor.

BEDROOM ONE Front aspect double bedroom, radiator. Built in double wardrobe. Fitted wall cabinet and wall light.

BEDROOM TWO Front aspect double bedroom, radiator. Built in double wardrobe, wall light.

BEDROOM THREE Side aspect, double bedroom with built-in double wardrobe. Radiator and fitted shelving.



Garden & Parking

FRONT GARDEN Steps up from the pavement low boundary wall, paved pathway garden. Lawned garden.

SIDE GARDEN Path to front door, outdoor lighting, wrought iron gate to side access and established planting.

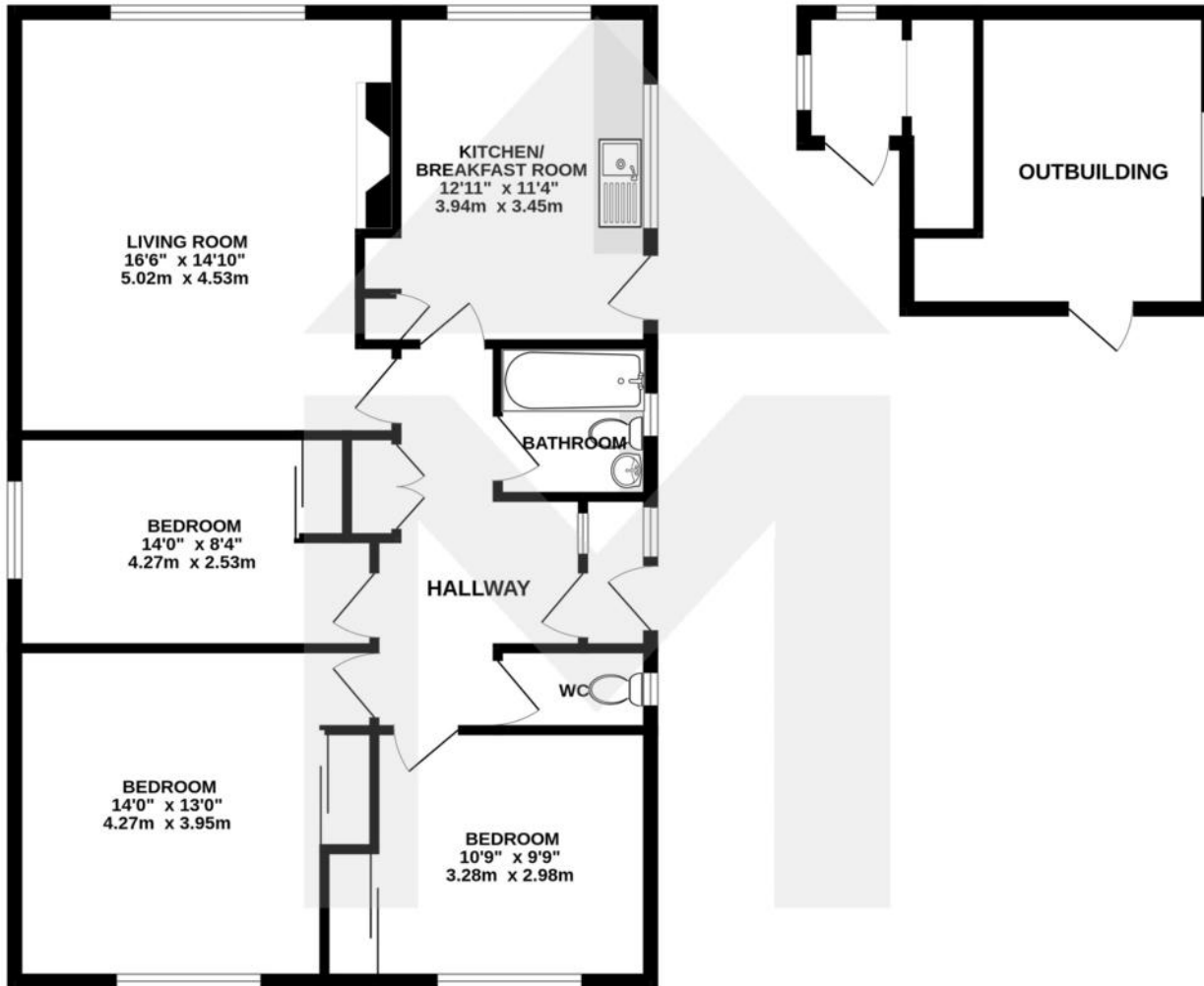
REAR GARDEN South aspect, outdoor lighting, paved patio and further raised block paved area, pathway to lawned area and vegetable patch, further paved area, established ornamental trees and glass greenhouse, timber potting shed with brick and block-built storage shed with timber cladding.

PARKING Accessed from Keymer Road to the rear of the property.



Floorplan

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
2386/12CHM/SJ/MMXXVI0522

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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