



Fir Tree Way

Hassocks, West Sussex, BN6 8BU

MARCHANTS

Fir Tree Way

Backing directly onto the greenery of Adastra Park, this spacious detached bungalow sits in one of the area's most sought after locations. Inside, the property features two generous double bedrooms and a bright, well proportioned layout with excellent scope to convert the loft space if desired (STNC). To the rear, a 71ft west-facing garden provides an ideal setting for enjoying the afternoon and evening sun. Offered to the market with no ongoing chain, this is a wonderful opportunity to secure a well-positioned home with outstanding potential.

£575,000

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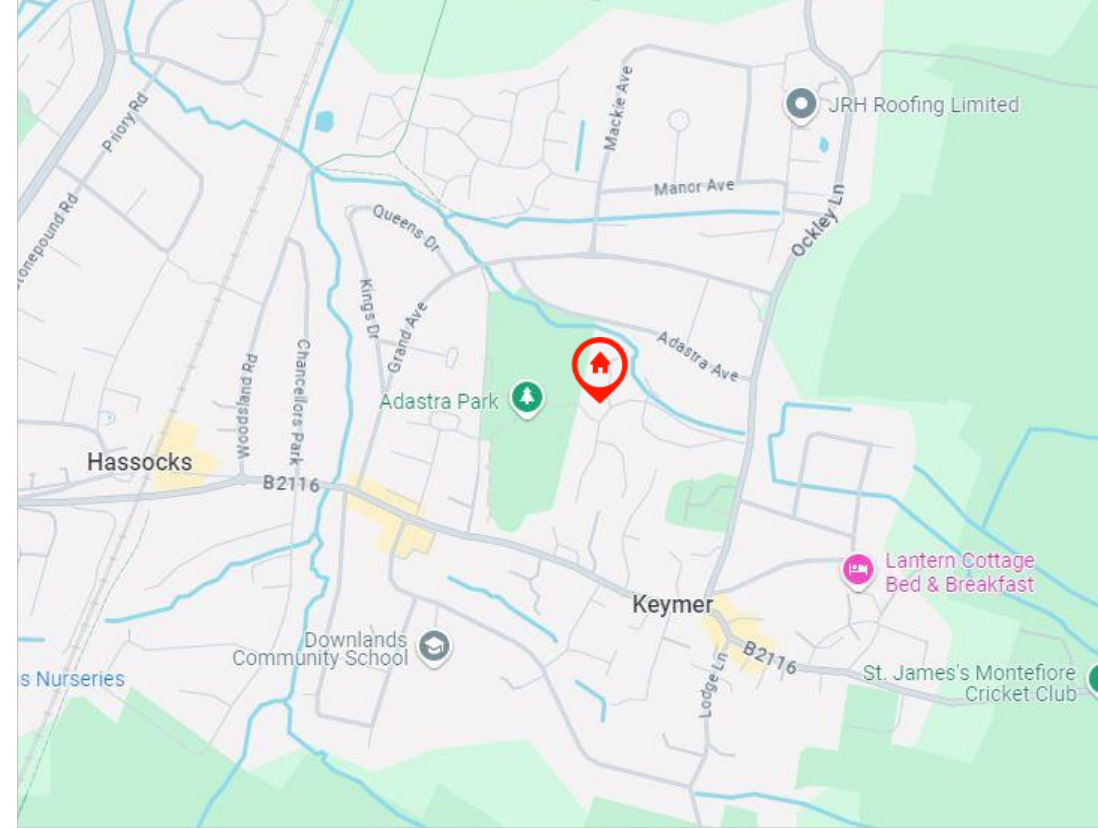
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Features

- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Large 71ft Rear Garden
- Garage and Own Driveway
- No Onward Chain
- Proximity to Adastra Park & the Village Centre



Adastra Park which is just behind the property and short walking distance.



Location

Fir Tree way lies just off The Quadrant/Ockley Lane on the east side of the village close to a footpath leading across Adastra Park to the village centre.

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, nurseries 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 (2.4 miles)
- Brighton (8.6 miles)
- Gatwick Airport (19.0 miles)

Accommodation

PVCu double glazed door to; **ENTRANCE PORCH** Quarry tiled floor and electric light. **HALLWAY** Radiator, digital thermostat, built-in double coat cupboard.

LIVING ROOM A spacious room having a view of the rear garden through the **Dining Room**. Polished stone fireplace having an electric convector radiator. Two radiators, several glass display shelves and a further shelved unit enclosed by sliding glass doors, two wall lights.

DINING ROOM Enjoying a fine view over the rear garden. Radiator, power and light, fitted Venetian blinds.

SUN ROOM PVCu double-glazed patio doors opening onto rear garden.

KITCHEN/BREAKFAST ROOM A double aspect room overlooking the rear porch and garden beyond. Fitted with medium 'Oak' cabinetry including generous worktops, base cupboards, drawers and wall cupboards. One and a half bowl sink, ceramic tiled splashbacks, walk-in linen cupboard housing an 'Ideal' gas combi boiler and slatted shelves. Appliances include gas cooker with 'Hotpoint' extractor over, 'Beko' larder fridge, 'Beko' freezer, 'Beko' washing machine, 'Morphy Richards' microwave and 'Breville' hot water dispenser. Radiator, ceramic tiled floor, roller blind. Hatch to **LOFT** with a partially boarded floor, electric light, power point and aluminium loft ladder.

REAR PORCH With ceramic tiled floor, fitted water tap and PVCu double-glazed patio doors to rear garden.

BEDROOM ONE Overlooking the front aspect. Radiator, built in double wardrobe.

BEDROOM TWO Overlooking the front aspect. Built-in double wardrobe.





BATHROOM An updated room with a white suite comprising bath with mixer tap/hair rinse shower, shower cubicle with a thermostatic overhead rain, shower and flexible shower, vanity wash basin, toilet with concealed cistern, ladder style towel warmer, recessed downlights, fully ceramic tiled walls and floor with under floor heating.

Garden & Parking

FRONT GARDEN A good size open plan garden with two lawns and a mature oak tree. To the left of the property there is a wrought iron gate opening onto a block paved side path with lean-to **greenhouse**. To the right of the property there is a gate and further side entrance.

ATTACHED BRICK GARAGE With automatic up and over door, power and light, electric consumer unit with electric and gas meters. Approached by an own block paved own **DRIVEWAY** providing parking space for several vehicles. Outside light.

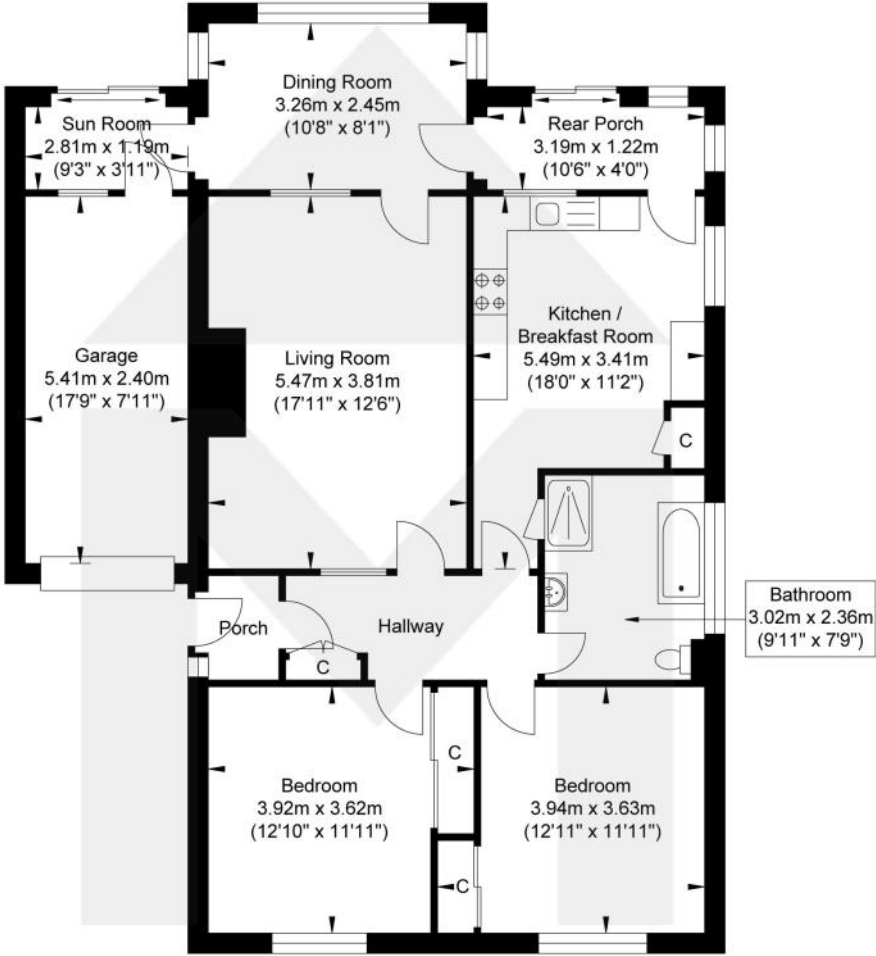
REAR GARDEN A south/west facing garden with a backdrop of mature trees and Adastra Park and offering excellent privacy. The garden measures approximately 71 feet in length. There is a full width block paved patio, a spacious lawn with shrub borders and timber shed.

Additional Information

Council Tax Band: D

Floorplan

Fir Tree Way



Approximate Floor Area
1205.66 sq ft
(112.01 sq m)



Approximate Gross Internal Area (Including Garage) = 112.01 sq m / 1205.66 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		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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