



**Clayton Avenue**

**Hassocks, West Sussex, BN6 8HD**

**MARCHANTS**



# Clayton Avenue

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An individual well detached home with tremendous potential to modernize and extend (STNC). This pre-war character property benefits from a large open plan living area, three/four bedrooms, a large south facing garden (approx. 0.75 of an acre) and being only a minutes walk to the village centre and station beyond.

**£1,150,000**

MARCHANTS

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

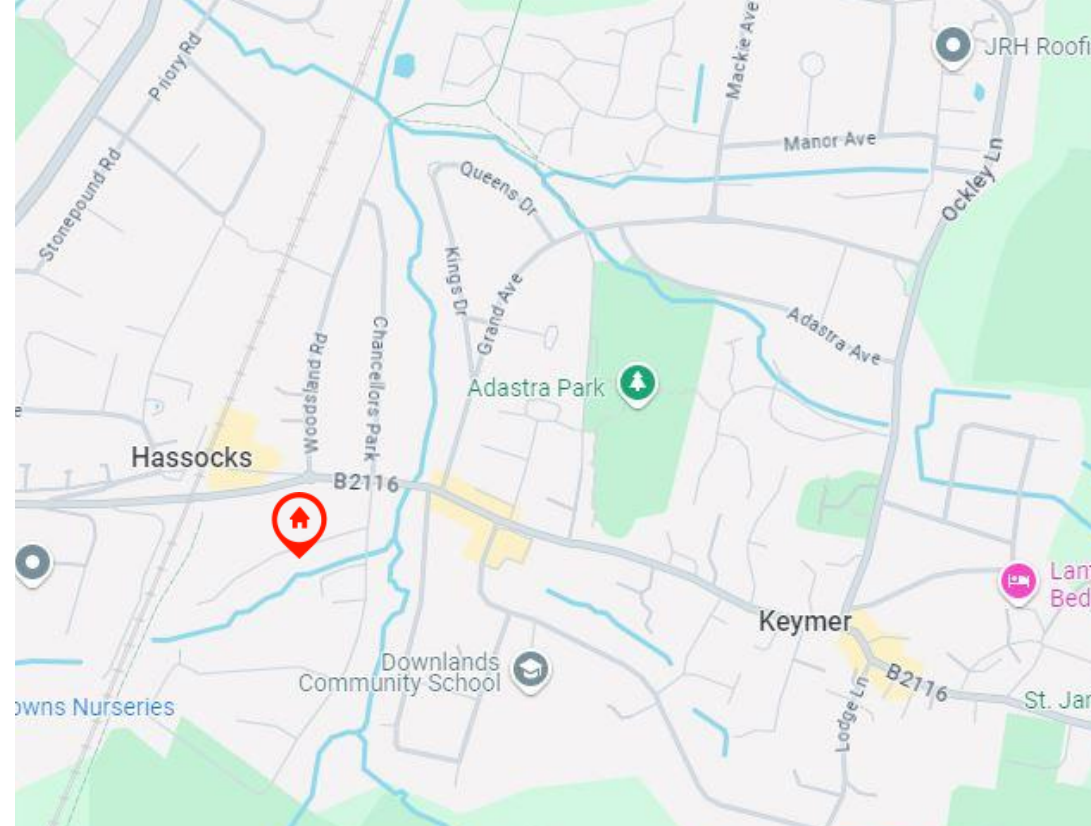
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## Features

- Detached Character Property
- Three/Four Bedrooms
- Family Bathroom plus Ensuite to Principal Bedroom
- Large South Facing Garden
- Driveway & Garage
- Solar Panels with a 'Feed-in' Tariff
- Highly Sought-after Location
- No Onward Chain



**The historic (restored) Jill Windmill located on The South Downs.**



## Location

Clayton Avenue, which is a cul-de-sac is one of the most sought-after roads in the village being only one hundred yards from shops and mainline railway station. 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 (0.3 miles)
- Burgess Hill (3.0 miles)
- Brighton (8.6 miles)
- Gatwick Airport (19.5 miles)



# Accommodation

Solid oak front door with stained glass panel.

**RECEPTION HALLWAY** A spacious area with stairs rising to first floor. 'Myson' convector radiator, central heating thermostat.

**CLOAKROOM** Half tiled walls and fitted with a wash basin and W.C., with concealed cistern. Ceramic tiled toiletry shelf, wall light, 'Ideal' gas boiler with digital programmer. Stained glass window and secondary double glazing.

**OPEN PLAN LIVING ROOM** An extended 'L' shaped room overlooking the rear garden. Brick feature fireplace with solid fuel heater and dark stained shelved overmantle. Exposed ceiling beams, TV point, radiator, PVCu double glazed window and mahogany framed double glazed window, PVCu double glazed patio doors opening into;

**GARDEN ROOM** Single glazed and having a ceramic tiled floor, sliding doors to rear garden.







From the living room a glazed door leads to;

**DINING ROOM** A spacious double aspect room having a PVCu window and door opening into rear garden. York stone feature fireplace having storage cupboards and display shelves to each side. Radiator, three wall lights and picture light. Fitted shelved display unit, stained glass window with secondary double glazing.

**KITCHEN** Overlooking the front garden and fitted with gloss white laminate kitchen furniture comprising a good range of base cupboards, drawers, wall mounted cupboards and full height cupboard. Built-in larder cupboard, white enamel sink, kitchen appliances, PVCu double glazed window,

From the hall, an open archway leads to; **INNER LOBBY** Skylight window, tradesman's entrance to the front. Open archway into;

**BEDROOM FOUR/SECOND LIVING ROOM** A spacious 'L' shaped room with PVCu double glazed patio doors to rear garden. Two side windows, room convactor heater, hatch to loft, door to ENSUITE (not currently usable).



# Accommodation continued

## FIRST FLOOR

Large stained-glass window on half landing.

**LANDING** Scrolled wood balustrade, built-in shelved airing cupboard with water cylinder.

**PRINCIPAL BEDROOM** A spacious double aspect room overlooking the rear garden. Radiator, range of built-in wardrobes, archway to;

**EN SUITE BATH/DRESSING ROOM** Fitted with a spa corner bath, pedestal wash basin and close coupled W.C., large wall mirror, strip light, shaver point, radiator, built-in mirror fronted wardrobes, half ceramic tiled walls, electric wall heater, PVCu double glazed frosted window.







**BEDROOM TWO** A large room overlooking the rear garden. Radiator, built-in wardrobes.

**BEDROOM THREE** A double room overlooking the rear garden. Radiator, vanity wash basin.

**SHOWER ROOM** Fitted with a generous walk-in shower having a thermostatic wall hung and rainfall showers. Vanity wash basin with cupboards and drawers under, swiveling wall mirror with strip light/shaver point over, hatch to eaves storage space, heated towel rail, electric wall heater, extractor fan, PVCu double glazed frosted window.

**SEPARATE W.C.** With a close coupled toilet.





# Garden and Patio Area

**FRONT & SIDE GARDEN** The garden is laid to lawn with trees and mature shrubs, block paved driveway providing additional parking space and forms a patio on two sides of the property with a gate to the rear garden. Outside powerpoint.

**DETACHED GARAGE** With an internal access to a wood store, personal rear door and up and over door.

**REAR GARDEN** The garden is a particular feature of the property being approximately three quarters of an acre in size. The garden measures approximately 333' (101.50m) x 88' (26.82m) and faces due south. The garden is very private as it is lined by mature trees and shrubs. Adjacent to the house there is a formal garden with a timber footbridge over a stream. Beyond this there is an Orchard with fruit trees,

## Additional Information

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



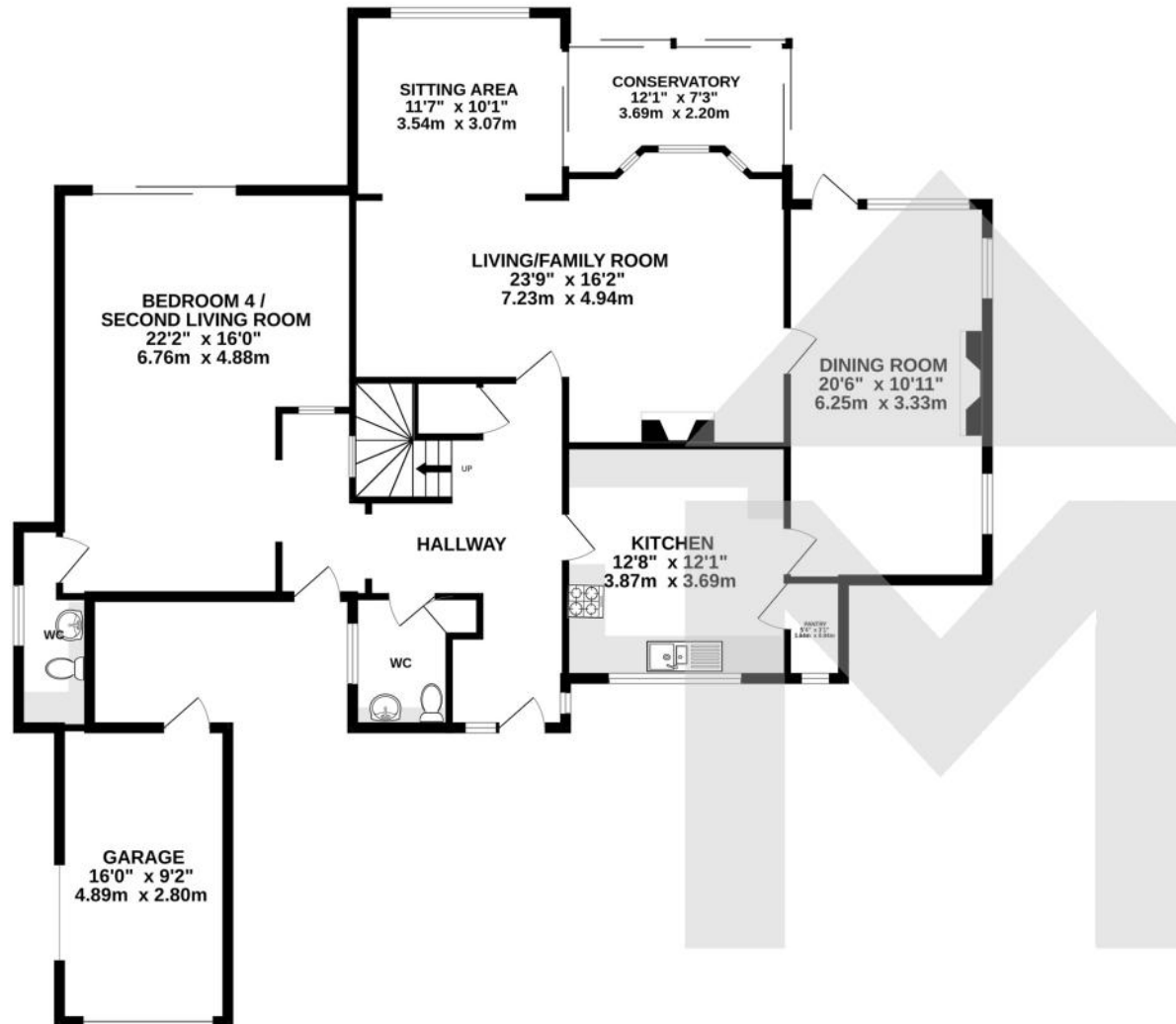




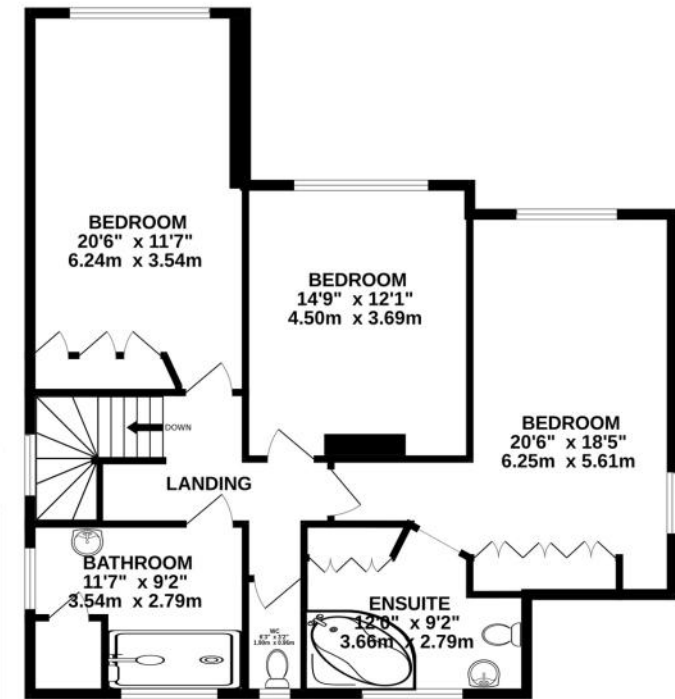


# Floorplan

GROUND FLOOR  
1492 sq.ft. (138.6 sq.m.) approx.



1ST FLOOR  
984 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2476 sq.ft. (230.1 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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01273 843333

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