



Underhill Lane

Clayton, Hassocks, West Sussex, BN6 9PJ

MARCHANTS

Underhill Lane

An excellent opportunity to acquire a detached chalet style residence offering remarkable scope for improvement or redevelopment (STNC). This versatile property presents an ideal project for those seeking to create a bespoke home, or explore its potential as a development site (STNC) at the foot of the South Downs National Park. Benefits include a large rear garden, countryside views and no onward chain.

£950,000

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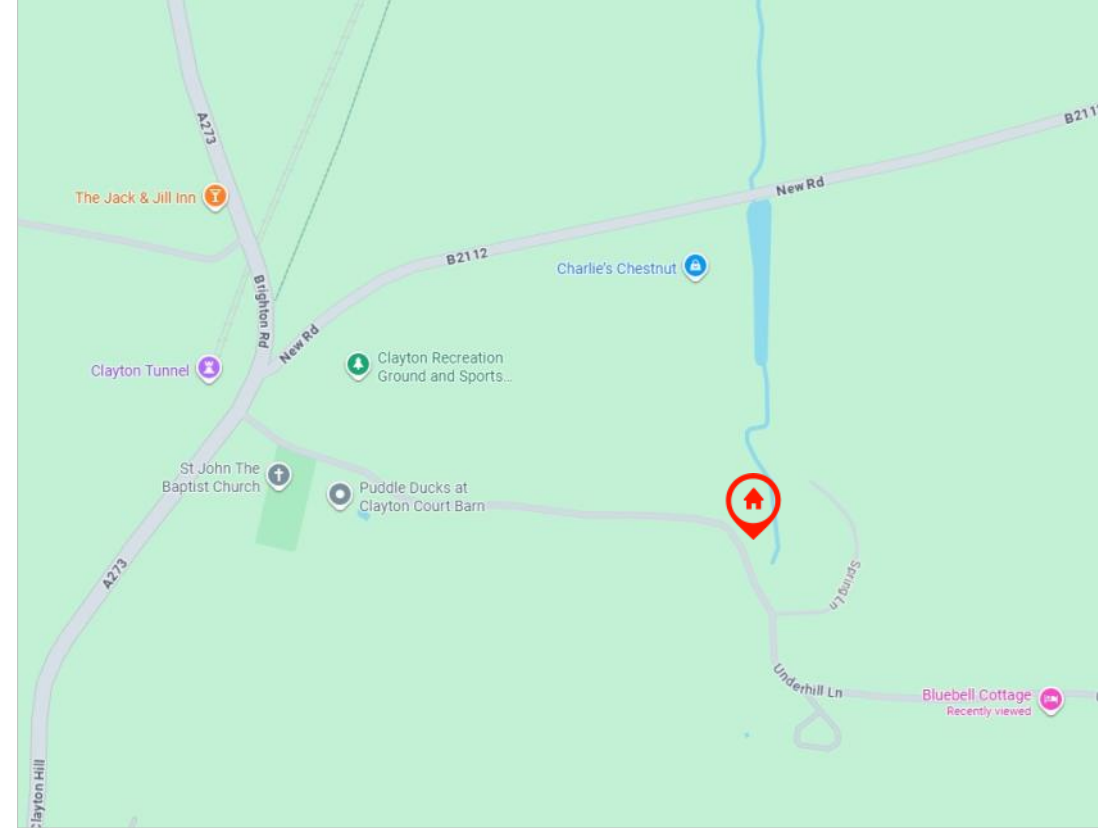
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Features

- Detached Chalet
- Four Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room plus Utility
- Potential to Renovate or Redevelop (STNC)
- Main Drainage & Oil Central Heating
- Quaint Hamlet Location at the Foot of The South Downs
- No Onward Chain



Pictured is 'Jill', of Jack and Jill Windmills located on the South Downs, Clayton.



Location

At the foot of the South Downs National Park, Underhill Lane in Clayton is a sought after semi-rural location enjoying views of the historic Jack & Jill Windmills, and rolling countryside surrounding the hamlet.

The village of Hassocks with its schools for all age groups, mainline station, a good variety of shops, pubs and coffee bars is just under 2 miles away and can be reached by road, but also footpaths. The popular South Downs Garden Centre is less than 5 minutes drive and Brighton can be reached within 15 minutes. If you require a main line railway station, Hassocks benefits from regular services to London and the south coast.

- Hassocks Station (1.7 miles)
- Burgess Hill (3.9 miles)
- Brighton (7.1 miles)
- Gatwick Airport (23.2 miles)

Accommodation

Covered porch with part glazed door to; **HALLWAY** Double radiator, built-in cupboard with internal light, stairs rising to the first floor.

LOUNGE/DINING ROOM An L-shaped double aspect through room having a shallow bay window overlooking the front garden and a pair of glazed doors opening onto the rear garden. Open fireplace, two double radiators, TV point.

KITCHEN/BREAKFAST ROOM Another through room having a door to the rear garden. There is a good range of light oak style kitchen furniture with numerous base cupboards, drawers, pan drawers, wall mounted cupboards and display shelves. Appliances include 'Neff' halogen electric hob, 'Neff' oven and grill, generous worktops, inset one and a half bowl sink, recessed downlights, two radiators.

UTILITY ROOM With a 'Worcester' oil fired boiler. Door to rear garden. NB the room has been partitioned to create more storage space.

BEDROOM ONE A double aspect room overlooking the rear garden. Two double radiators, fitted wardrobes, TV point, fitted shelved cupboard.

BEDROOM THREE Overlooking the front garden. Built in wardrobe, double radiator.

BATHROOM Fitted with a coloured suite comprising bath with a 'Mira' shower apparatus and a vanity wash basin. Radiator, medicine cabinet. Built-in shelved linen cupboard.

SEPARATE W.C. Fitted with a white toilet.

FIRST FLOOR LANDING Walk in cupboard housing a hot water cylinder.

Internal Images pending



BEDROOM View over rear garden. Access to eaves, two radiators.

BEDROOM FOUR View of rear garden, radiator.

Potential second **BATHROOM** Presently undeveloped.

Garden & Parking

FRONT GARDEN A good size garden being very private from the road and enjoying a fine view of the South Downs. There is a central lawn, a flint and block wall boundary, mature shrubs and herbaceous border. Own driveway providing off street parking, outside lights, crazy paved path across the front of the property and leading to the side entrance door and a second path leads via a gate to;

REAR GARDEN The good size garden leads down to a stream and measures approximately 100'(30.48m) x 61'(18.49m). Adjoining the property. There is a full width crazy paved terrace with outside lights and water tap. There is a spacious lawn, Apple tree and mature shrubs. There is also a decked terrace and timber **Shed** with power and light. Timber **Workshop** with power and light..

Oil Storage Tank

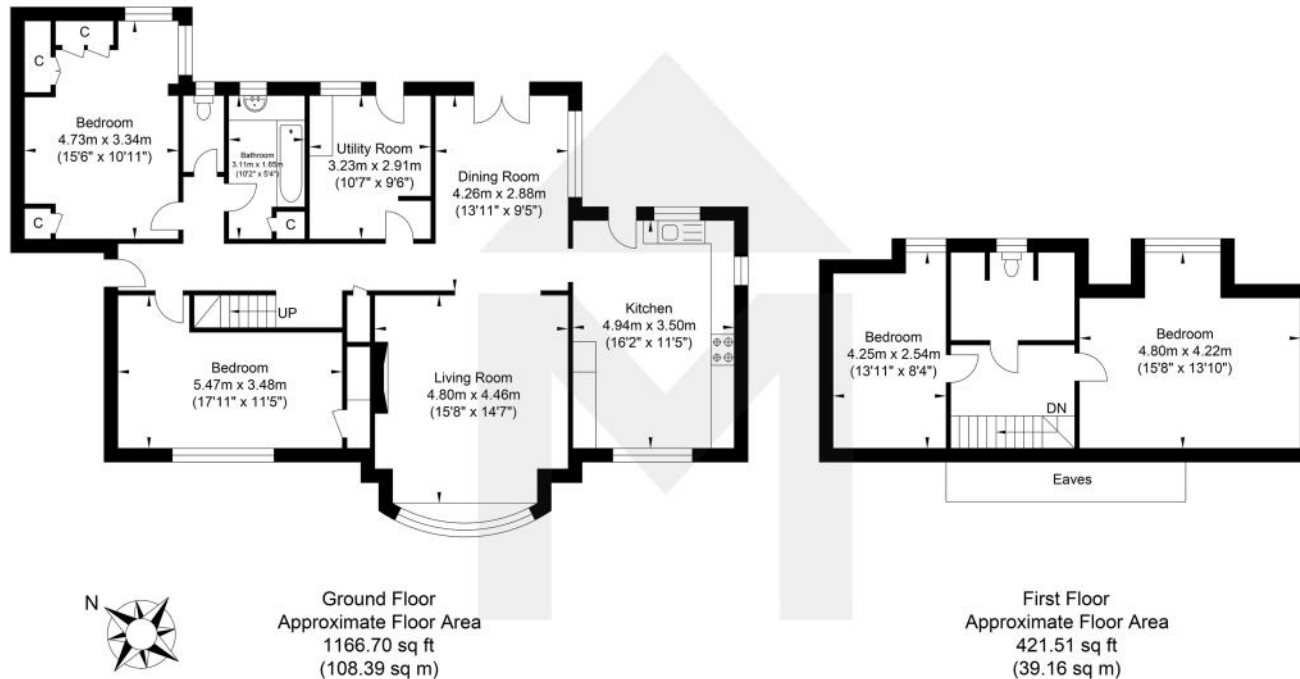
Additional Information

Council Tax Band: F



Floorplan

Underhill Lane



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. 1339577/QUICOTUNDLAN/PG/MMXXVI0427



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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