



Hassocks Gate

Hassocks, West Sussex, BN6 9ZH

MARCHANTS

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A beautifully presented three-bedroom house in the Morsby design built in 2020 in the sought-after Saxon Mills development, surrounded by leafy green spaces and close to a recreation ground. Conveniently located near Hassocks mainline station, it is ideal for busy commuters, and families with excellent schools nearby. Hassocks offers a welcoming community for new families, middle-aged movers and downsizers. Viewing is highly recommended.

£475,000

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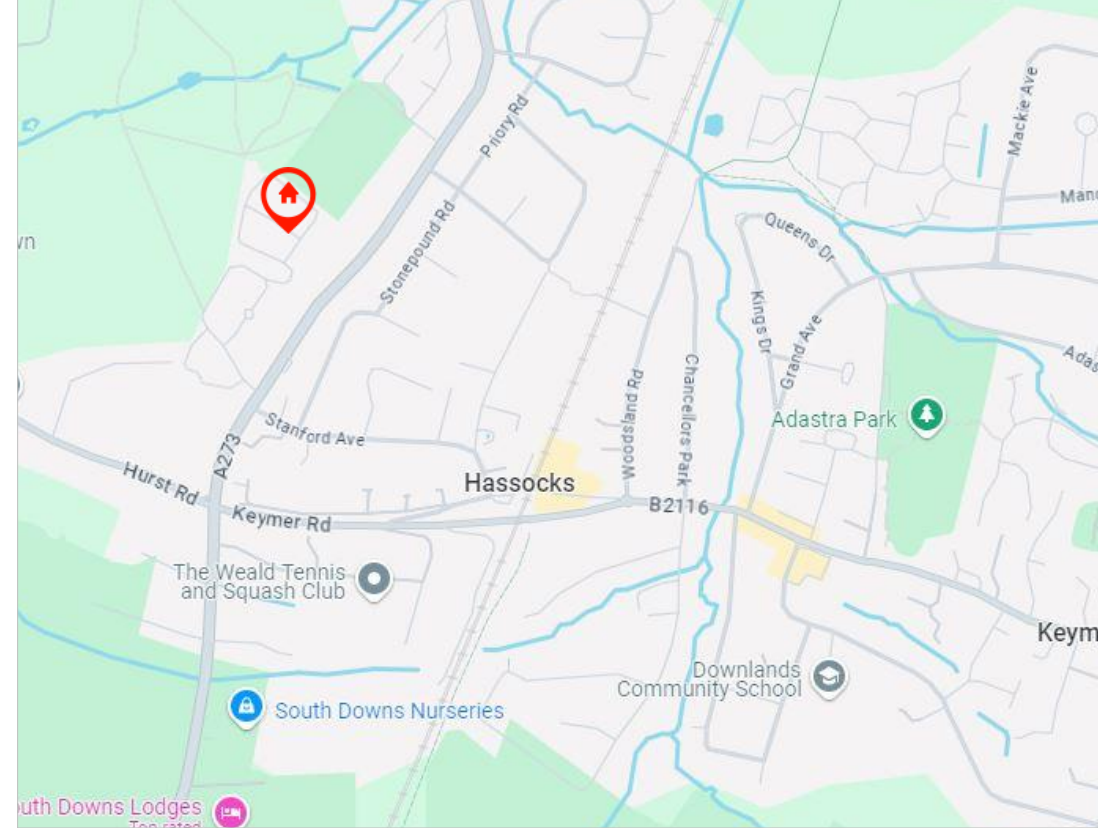
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Features

- Semi-Detached House
- Three Bedrooms, one with an En Suite
- Open Plan Kitchen/Diner
- Well Presented Throughout
- Built 2020 with Remaining NHBC Warranty
- Off Street Parking
- West Facing Rear Garden
- Proximity to Mainline Station



The property is within walking distance of London Road Recreation Ground, The Friars Oak Pub and nearby countryside walks.



Location

The property is located on the Saxon Mills development, just off the London Road and is within a short walk of the mainline station and Hassocks' centre via Keymer Road.

Hassocks is a vibrant village and a friendly community which provides an excellent array of local amenities, including a variety of shopping facilities, eateries, 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 (0.5 miles)
- Burgess Hill (2.6 miles)
- Brighton (8.6 miles)
- Gatwick Airport (22.3 miles)

Accommodation

Composite door with courtesy outside light;

HALLWAY A spacious welcoming area with ceramic tiled floor, built in double doored coat cupboard, radiator with fret work cover and shelf over.

CLOAKROOM A white suite comprising close coupled toilet, hand basin with ceramic tiled splash back area and floor, radiator.

KITCHEN/DINER A range of fitted cabinetry in a white gloss finish to include base and wall mounted units, one incorporating the 'Ideal Logic esp135' combination boiler, laminate worksurfaces with inset 'Zanussi' oven, four burner gas hob and extractor over, inset white 'Rangemaster' ceramic sink, drainer with ceramic handled mixer tap. Integrated appliances include 'Bosch' dish washer, 'Zanussi' fridge freezer and washer dryer. Feature multi drop pendant light fitting over dining area. Ceramic tiling to splash areas and floor. Double PVCu doors leading to the patio and garden.

LIVING ROOM A double aspect room with feature bay window, recessed media area and recessed tiled insert under for multi fuel stove or bioethanol stove (Not included in fixtures and fittings).





Stairs to **FIRST FLOOR**. Feature panel effect mouldings to stairway with light wood bannister.

LANDING A spacious area, hatch to loft, and built-in double cupboard.

PRINCIPAL BEDROOM An east aspect room, built-in mirror fronted double wardrobe, feature panel wall. Radiator, wall mounted room thermostat for individual room control.



EN SUITE A white suite comprising pedestal hand basin and mixer tap, fitted wall mirror and shaver point above, close coupled toilet, fully tiled shower enclosure with 'Mira Azora' electric shower and apparatus. Wall mounted chrome ladder style towel warmer. PVCu window and tiled windowsill, recessed downlights and vinyl flooring.

BEDROOM TWO South aspect, radiator, built-in mirror fronted double wardrobe.

BEDROOM THREE West aspect, view over rear garden, radiator.



FAMILY BATHROOM A white suite comprising, panel enclosed bath with mixer tap, pedestal hand basin with fitted wall mirror over, close coupled toilet, radiator with chrome towel rail. Recessed downlights and vinyl flooring, ceramic tiling to splash back areas.

Garden & Parking

FRONT AREA Paved pathway and laid surrounding area with slate chippings. Timber planter. Timber gate allowing access into rear garden.

REAR GARDEN A west aspect, Indian sandstone paved patio seating area for al fresco dining, artificial grasses area, composite decking seating area, timber storage shed. External tap. Surrounding boundary with a mix of brick walled garden and timber fencing.

DRIVEWAY A shared area to the rear of the property, parking for two vehicles.



Additional Information

ESTATE MANAGEMENT COMPANY: First Port Management

MAINTENANCE CHARGE - £294.24 per annum (2025-26) As advised by our Vendor

BROADBAND - FTTP **UTILITIES** - MAINS

RESTRICTIONS - N/A **RIGHT OF WAY** - N/A

EASEMENTS - N/A **FLOOD RISKS** - Very low

ENERGY EFFICIENCY RATING - B

COUNCIL TAX BAND - D (Mid Sussex District Council)

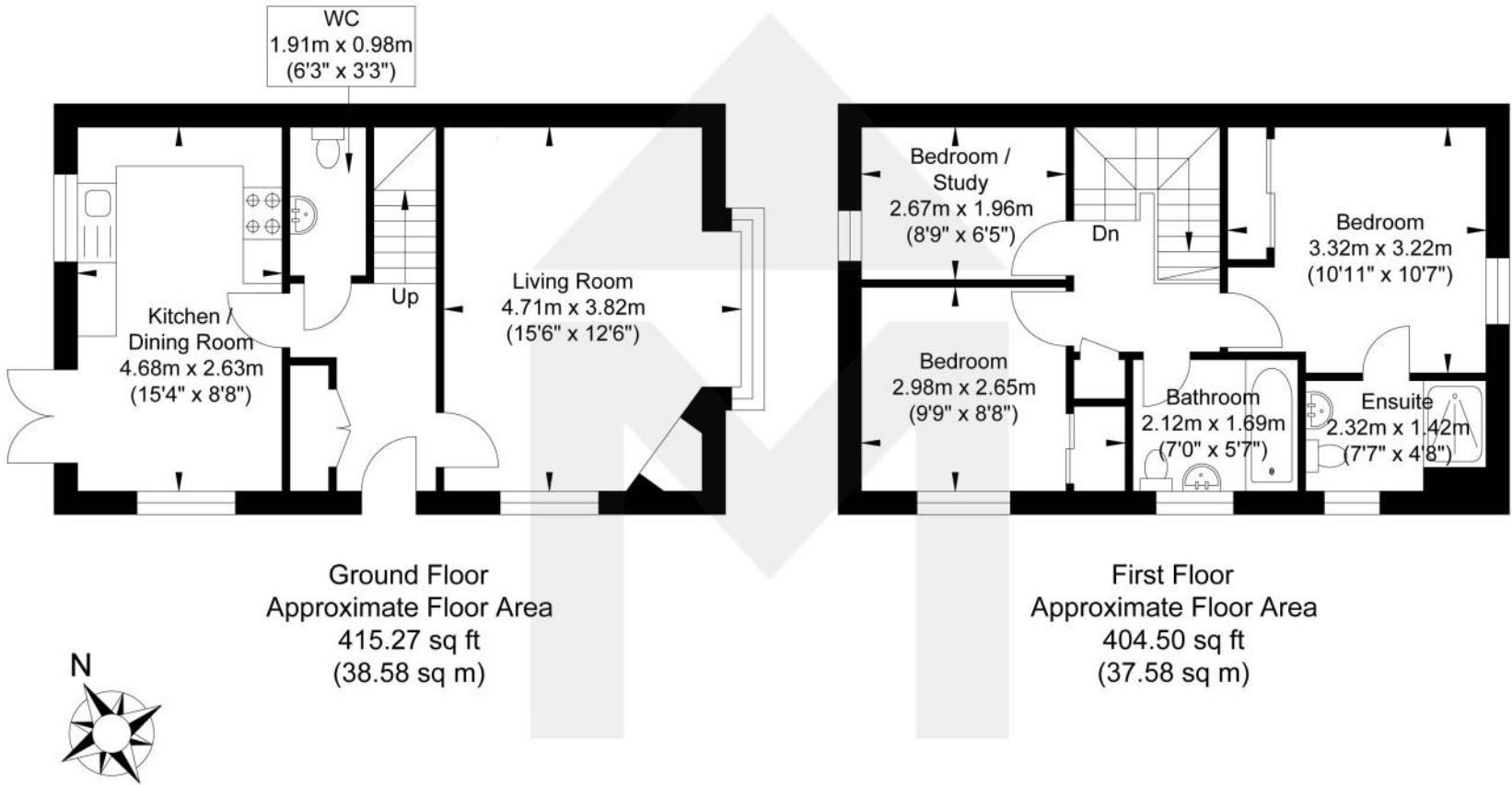




Floorplan

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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. 1532812/53HASGAT/SJ/MMXXVI0825



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 = 76.16 sq m / 819.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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