



Parklands Road

Hassocks, West Sussex, BN6 8JY

MARCHANTS

# Parklands Road

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A fine example of a Victorian terraced house in a central location, with original features; open fireplaces, traditional style PVCu double glazed sash windows, three good sized bedrooms ample built-in storage and offered to the market with no onward chain.

**OIRO £430,000**

**MARCHANTS**

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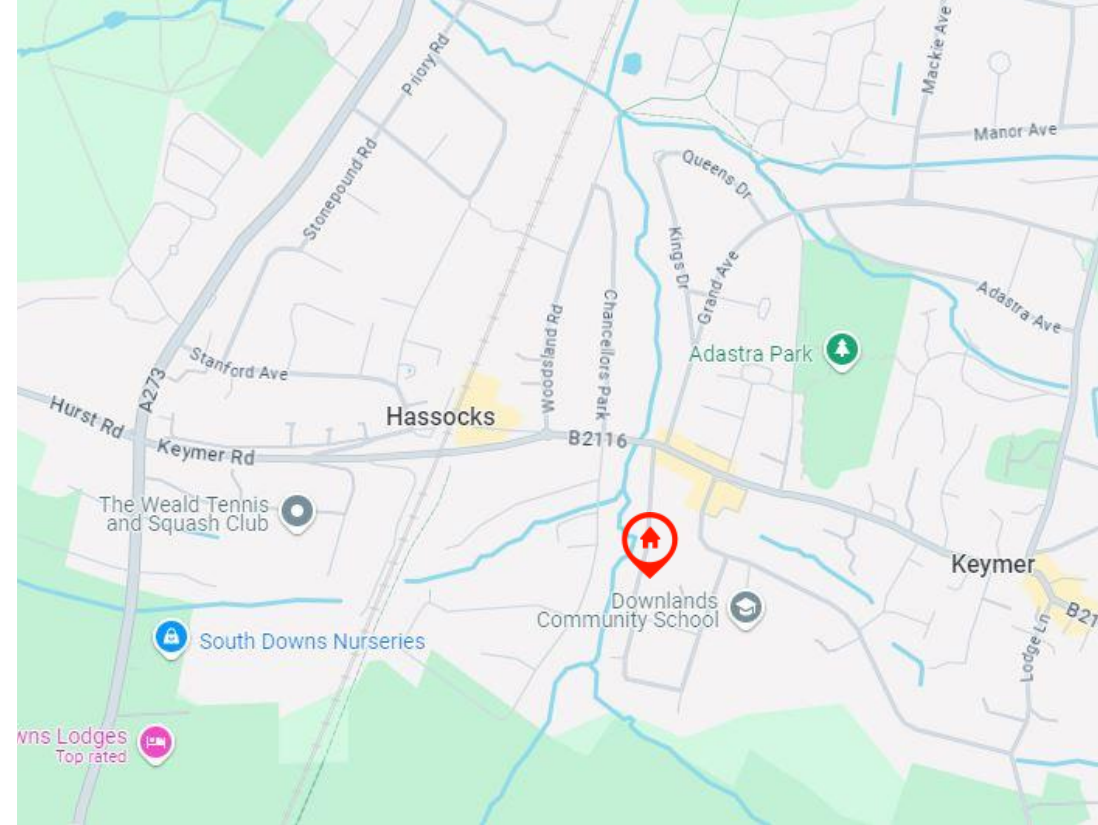


# Features

- Period Property
- Two Reception areas
- Three Bedrooms
- Feature Fireplaces
- Fitted Storage
- Courtyard Garden with Rear Access
- Close to Amenities
- No Onward Chain



**‘Parklands Open Space’ and stunning countryside beyond are just a short walk from the property.**



## Location

Parklands Road is in the centre, Hassocks, 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 (2.8 miles)
- Brighton (8.6 miles)
- Gatwick Airport (21.3 miles)



# Accommodation

Recessed **PORCH** Gas and electric meters into:

Solid wooden door with coloured glazed panels entering the **HALLWAY**, Stairs rising to first floor, radiator, electricity consumer unit.

**LIVING ROOM** PVCu double glazed bay window with a front aspect, radiator, built-in storage cupboards and shelving. Feature period fireplace with cast iron insert, tiled hearth and timber surround and mantel.

**DINING ROOM** PVCu window with a rear aspect over the courtyard. Tall built-in storage cupboard, fireplace with wood surround and mantel, understairs cupboard.

**KITCHEN** Fitted cabinetry to include wall and base mounted units and drawers, with laminate granite effect worktop and inset ceramic one and half bowl sink with mixer tap over. 'Bosch' four burner gas hob, 'Bosch' oven under, wall mounted extractor and stainless-steel splashback and white brick style tiling. Cupboard housing the 'Worcester' combination gas boiler, integrated 'Indesit' dish washer, spaces for washing machine and free-standing fridge freezer. Recessed downlights, under unit lighting, radiator and vinyl flooring. PVCu door to outside courtyard and garden beyond.

Stairs rising to first floor

Half **LANDING**







Door to **BATHROOM** A spacious room with a white suite comprising, close coupled toilet, hand basin set into vanity unit with shaver point above. Panel enclosed bath with thermostatic shower apparatus over and pivoting glazed screen. Ladder style towel warmer. Brick style ceramic tiling to bath area.

Two steps up to **BEDROOM THREE** PVCu sash window with a rear aspect, feature period fireplace with cast iron insert with wooden surround and mantel. Built-in double wardrobe and shelving with pull out wire baskets. Radiator.

**BEDROOM ONE** PVCu sash window with a front aspect, built-in wardrobes set into recess either side of the chimney breast, period fireplace with cast iron insert. Feature panelled wall, radiator.

Stairs rising to second floor.

**LANDING** Recessed downlight, PVCu window with a rear aspect.

**BEDROOM TWO** Two 'Velux' roof windows, (area has reduced head height) built-in storage with shelving and hanging rail. Recessed downlights, radiator.





# Garden and Patio Area

**FRONT GARDEN** Low walling block wall and pillar, graveled area, and block paved pathway to front Door.

**REAR GARDEN** From the kitchen a brick paved seating area, outside light, steps up to a paved patio and narrow lawned area with established shrubs. Panel fencing encloses the garden. Timber storage shed and gate to the rear access down the twitten and leading to the rear car park and short cut to the shops and school.

## Additional Information

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



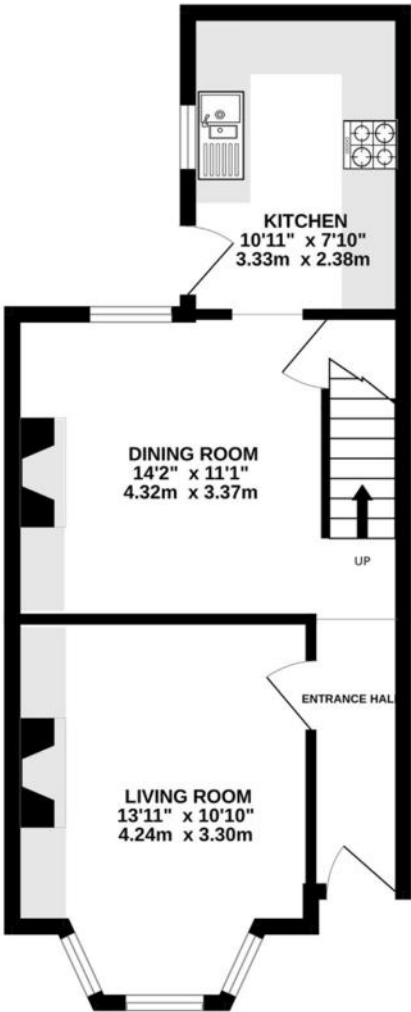




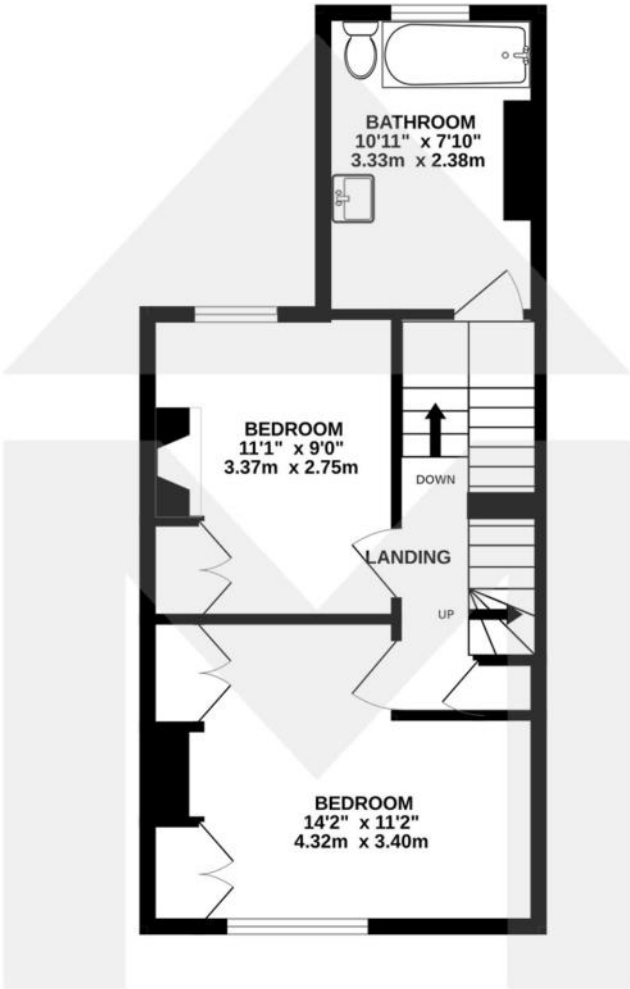


# Floorplan

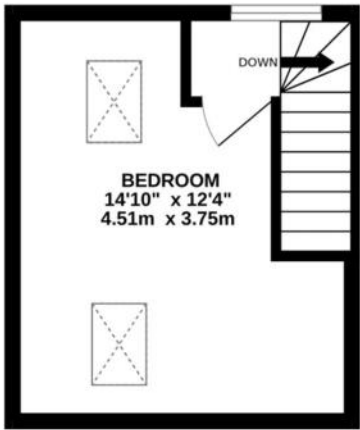
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



**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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TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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