



**Bromley Close**

**Hassocks, West Sussex, BN6 8DQ**

**MARCHANTS**

# Bromley Close

---

A newly refurbished and decorated two bedroom detached bungalow. Set in a pedestrian development of just 6 bungalows, off Mackie Avenue and close to Adastra Park with a short cut through Orchard Lane to the village of Hassocks. Offered to the market with no ongoing chain.

**OIRO £500,000**

**MARCHANTS**

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

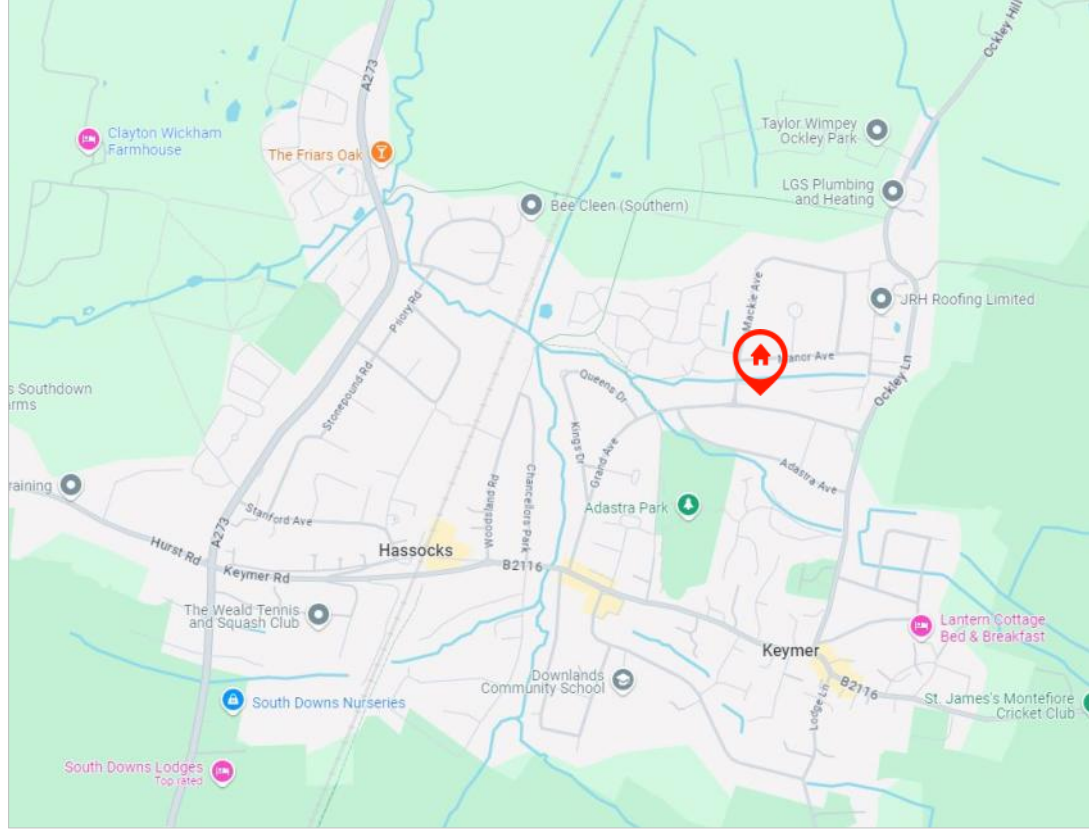
[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)

# Features

- Detached Bungalow
- Refurbished and Redecorated
- Two Bedrooms
- Extended Living/Dining Room
- No Onward Chain
- Pedestrian Environment
- Garage in Block
- Away From Traffic



Adastral Park, just a short walk from the property.



# Location

In a private and secluded close with no passing traffic, just off Mackie Avenue and close to the junction with Grand Avenue, within proximity to the Thatched Inn family pub, Oldlands Mill and countryside pathways.

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. Adastral 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 (0.7 miles)
- Burgess Hill (2.4 miles)
- Brighton (10.1 miles)
- Gatwick Airport (21.9 miles)

# Accommodation

Block paved pathway to composite door with central glazed panel. Outside lantern light, and sentry light.

**KITCHEN** Shaker style cream cabinetry with drawers, base, and wall units, one housing the updated electric consumer unit, with under unit lighting, a further glazed display cabinet. Laminate marble effect worksurface and upstand, inset ceramic one and half bowl sink and drainer with mixer tap and a view over the rear garden. Full height storage cupboard housing the 'Glow Worm Energy 7, 15r' boiler. Spaces for Fridge Freezer, slimline dish washer, and washing machine. Newly installed freestanding electric cooker. Radiator, track lighting, 'Wood' effect laminate flooring and PVCu double doors leading to the patio and rear garden beyond.

**LIVING/DINING ROOM** An extended area, with a West front aspect, feature stone fireplace, hearth and mantle. Built in double cupboards and display shelves above into recess. Radiator. Wood flooring. **DINING AREA** Radiator, two wall lights.

Door to **INNER HALLWAY** Wood flooring, hatch to loft, fitted mirror, built in storage cupboard housing a hot water cylinder and slatted shelving.





**BEDROOM ONE** A West front aspect with a view of the communal grounds. Radiator, fitted double wardrobe and storage above. Wood flooring.

**BEDROOM TWO** An East aspect with a view over the rear garden, radiator, fitted double wardrobe and storage above. PVCu double doors leading to the garden.

**BATHROOM** Newly fitted with a white suite comprising, panel enclosed bath, mixer taps, thermostatic shower apparatus over, with rain fall head and separate hair rinse attachment. Vanity unit with storage drawers and inset hand basin with illuminated mirror above. Close coupled toilet, ladder style towel warmer. Ceramic tiling to splash back areas and Laminate flooring.



# Garden & Parking

**FRONT GARDEN** A communal style garden, with established shrubs and pathway.

**SIDE ACCESS** Pathway with a raised flower bed, established shrubs, and wrought iron gate leading to;

**REAR GARDEN** A private area with hexagonal block paved patio, timber store, gas and electricity meter cabinets, outside tap and lighting. Lawned area and stepping stones to a hexagonal timber summer house, paved area. Timber shed.

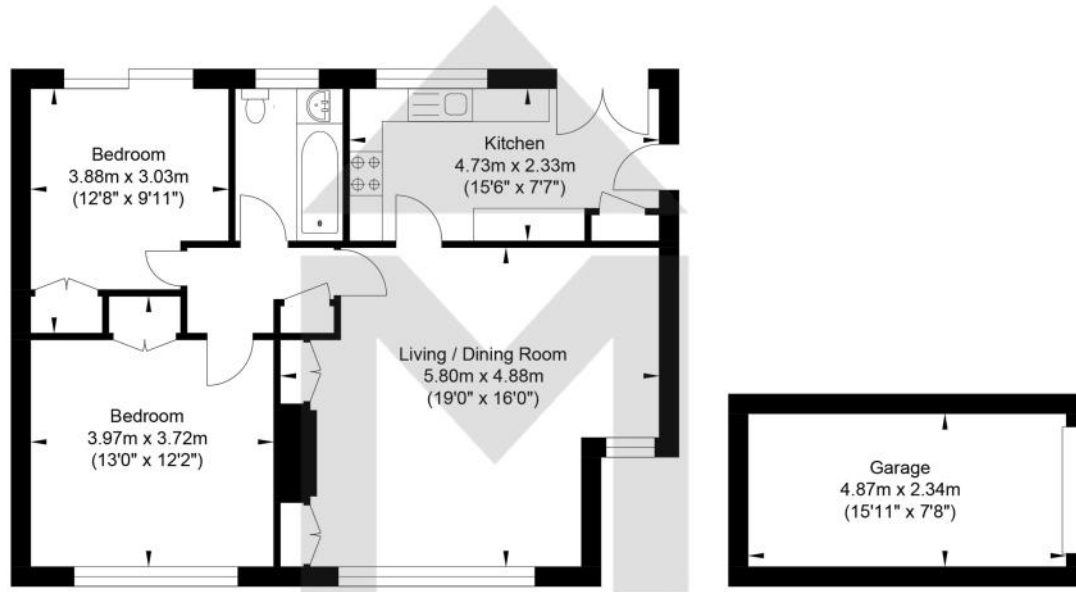
**GARAGE** In a block, Up and over door.





# Floorplan

## Bromley Close



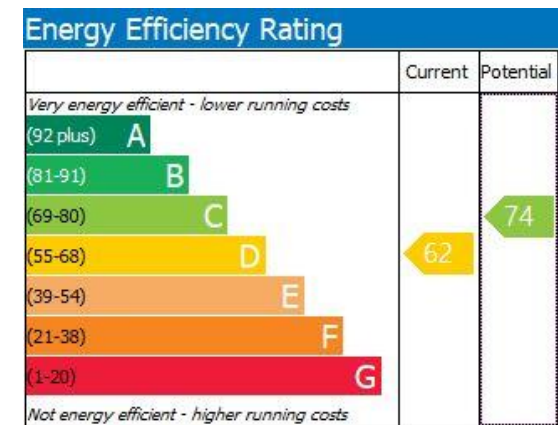
Ground Floor  
 Approximate Floor Area  
 731.62 sq ft  
 (67.97 sq m)

Garage  
 Approximate Floor Area  
 122.70 sq ft  
 (11.40 sq m)

Approximate Gross Internal Area (Excluding Garage) = 67.97 sq m / 731.62 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.*  
 4907/5BROMCL/SJ/MMXXV10323

**Council Tax Band: D**



# MARCHANTS

01273 843333

[info@marchantsestateagents.co.uk](mailto:info@marchantsestateagents.co.uk)

[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)