

Priory Road | **Hassocks, West Sussex, BN6 8PS**

MARCHANTS

Priory Road

A well presented semi-detached home offering a modern fitted kitchen with a separate dining area and contemporary bathroom. Benefits include off street parking, garage, and being under one mile from the mainline station/village centre.

£475,000

MARCHANTS

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

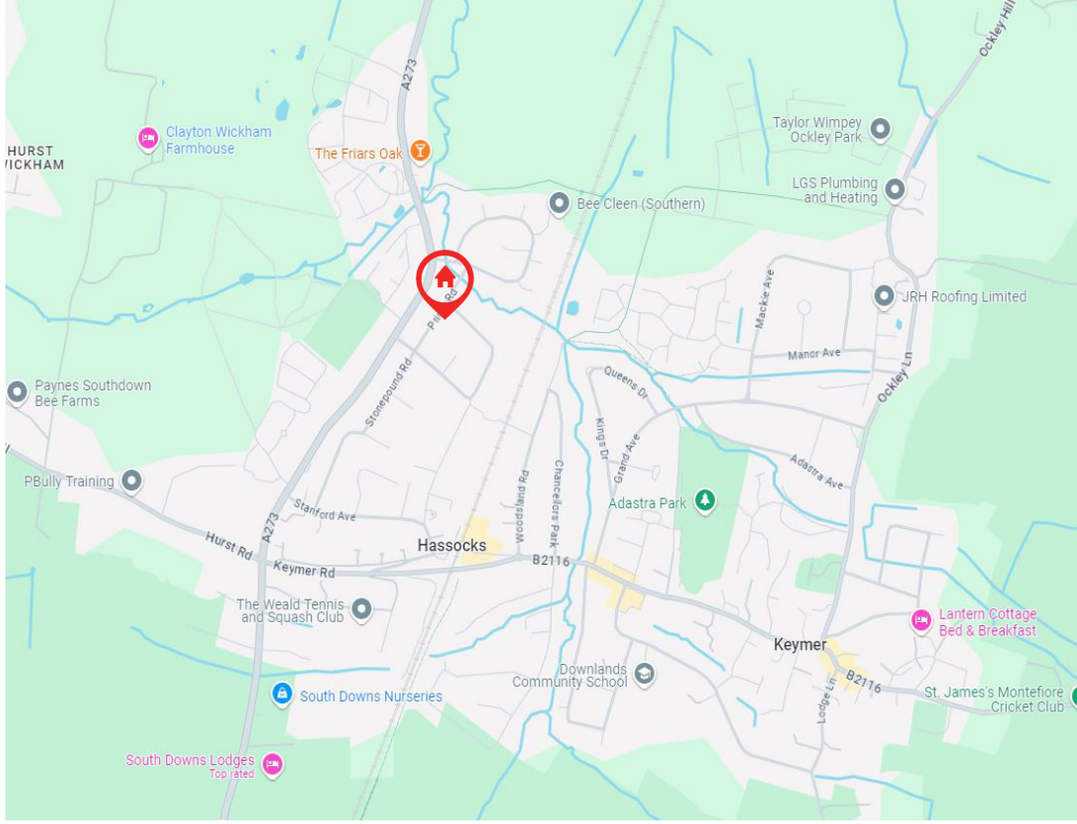
OnTheMarket.com
rightmove
The Property Ombudsman
naea propertymark PROTECTED

Features

- Semi Detached House
- Three Bedrooms
- Extended Kitchen/Dining Room
- Contemporary Bathroom
- Garage Plus Parking Space
- Garden Designed for Entertaining
- Walkable to Village Centre
- Close to Transport Links



View of The South Downs from nearby fields, Hassocks.



Location

Priory Road is located on the north west side of the village being close to the popular Friars Oak pub/restaurant, paths to open countryside and to the village Centre.

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, 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 (0.5 miles)
- Burgess Hill (2.3 miles)
- Brighton (8.2 miles)
- Gatwick Airport (21.2 miles)

Accommodation

Fully enclosed PVCu double glazed **PORCH** with Quarry tiled floor. PVCu double glazed front door to;

HALLWAY Decorative dado rail, double radiator, built-in coat cupboard and adjoining cupboard under the stairs. Stairs rising to first floor having a scrolled wood balustrade.

LIVING ROOM A bay fronted west facing room. Fitted log burner having a natural wood mantel beam over, venetian blinds.

L-Shaped **KITCHEN/DINING ROOM** Overlooking the rear garden which is accessed by a pair of PVCu double glazed doors. There's an excellent range of light wood effect cabinetry including generous worktops, base cupboards, drawers and wall mounted cupboards. One and a half bowl stainless steel sink. Integrated appliances include a 'Hotpoint' fan assisted oven and gas hob with extractor over. Space and plumbing for dishwasher and washing machine as well as space for a tumble dryer. Ceramic tiled splash-back, vinyl flooring, roller blinds, double radiator in dining area,.

First floor **LANDING** Side window with Venetian blind. Built-in shelved linen cupboard, decorative dado rail. Hatch to loft.









BEDROOM ONE A west facing room overlooking the front. Radiator, built-in wardrobe with a mirror sliding door, radiator, venetian blind, TV point.

BEDROOM TWO Overlooking the rear garden. Decorative dado rail, radiator, venetian blind, built-in cupboard housing an 'Ideal' combi gas boiler (approximately 5 years old).

BEDROOM THREE Overlooking the front aspect. Decorative dado rail, radiator, venetian blind.

BATHROOM Fitted with a white suite comprising a p- shaped shower bath with mixer tap/shower fitment having a pivoting glass shower screen over. Fitted furniture comprising a wash basin, display top and toilet with concealed cistern. Electric shaver point, medicine cabinet with illuminated mirror door. Fully ceramic tiled walls, ladder style towel warmer, vinyl flooring, recessed ceiling down-lights.







Garden and Patio Area

FRONT GARDEN A neat open plan garden with lawn, flower borders and pebble section providing some off-road parking. EV charger.

A shared concrete **DRIVEWAY** leading to ;

A detached **GARAGE** with power and light 'up and over door side door to rear garden.

REAR GARDEN An east facing garden well enclosed by 6 foot panel fencing and designed for outdoor entertaining. A generous paved patio with fitted water tap and side gate to driveway. There is a neat lawn, shrub beds, additional patio and pebble section to capture the evening sun.



Additional Information

BROADBAND - FTTC **UTILITIES -** MAINS

RESTRICTIONS - NO **RIGHT OF WAY -** NO

EASEMENTS - NO **FLOOD RISKS -** NO

ENERGY EFFICIENCY RATING - C

COUNCIL TAX BAND - D (Mid Sussex District Council)

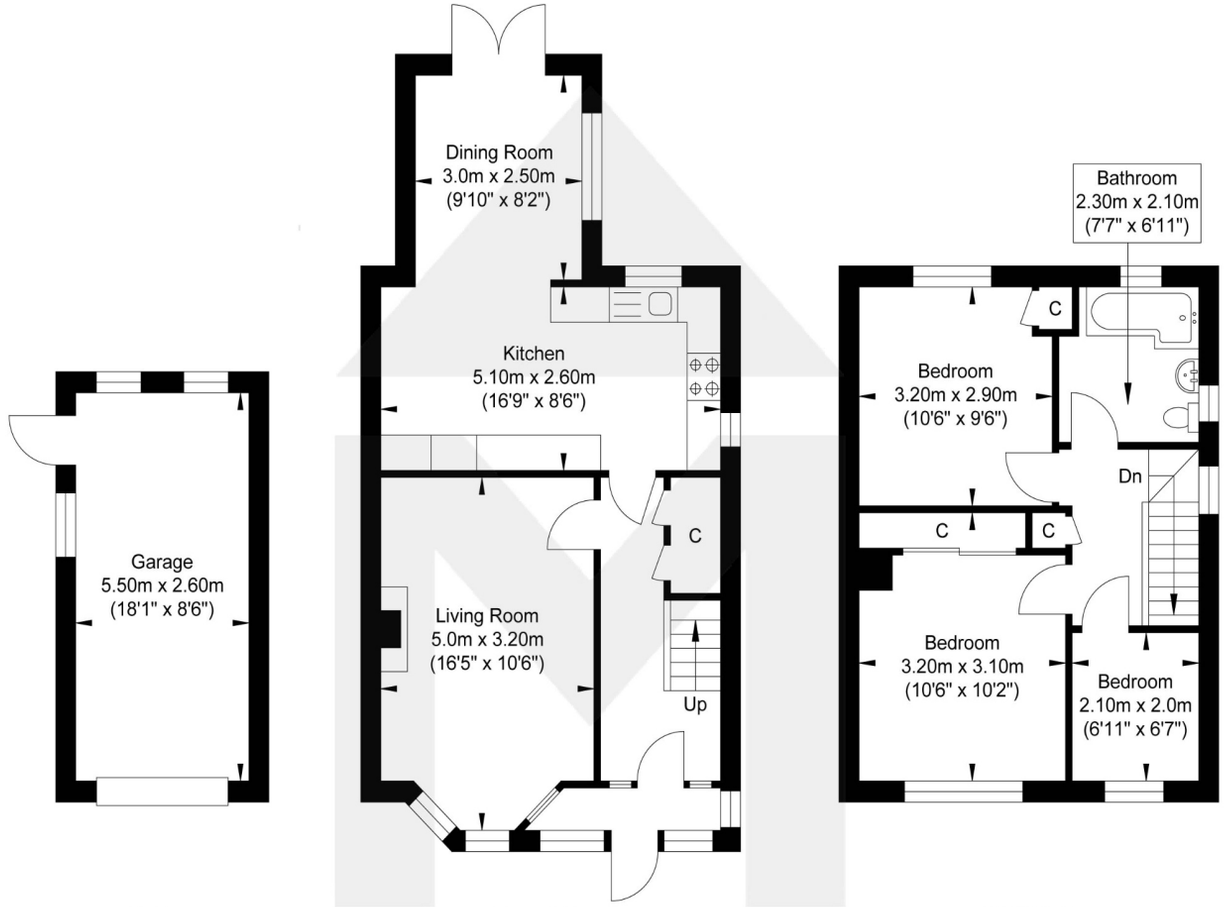





WHITE HART LANE N.17

Floorplan

Priory Road



Garage
Approximate Floor Area
153.92 sq ft
(14.30 sq m)

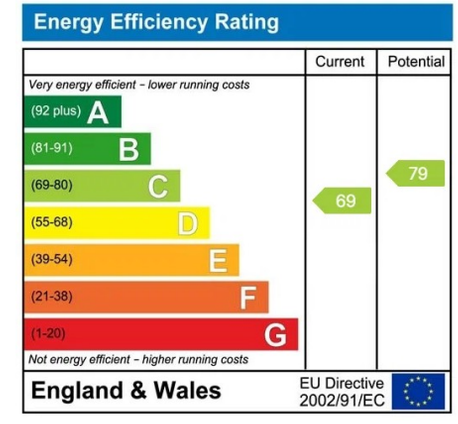
Ground Floor
Approximate Floor Area
497.07 sq ft
(46.18 sq m)

First Floor
Approximate Floor Area
384.27 sq ft
(35.70 sq m)

Approximate Gross Internal (Excluding Garage) Area = 81.88 sq m / 881.34 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.*
1540459/24PRIROA/PG/MMXXVI1112





MARCHANTS

01273 843333
info@marchantsestateagents.co.uk
www.marchantsestateagents.co.uk