



Grand Avenue

Keymer, Hassocks, West Sussex BN6 8DH

MARCHANTS

Grand Avenue

A well-positioned link detached three-bedroom bungalow with views of the South Downs and nearby countryside walks, close to a bus route and The Thatched Inn public House. The property benefits from a large 100ft rear garden, own driveway and garage.

£625,000

MARCHANTS

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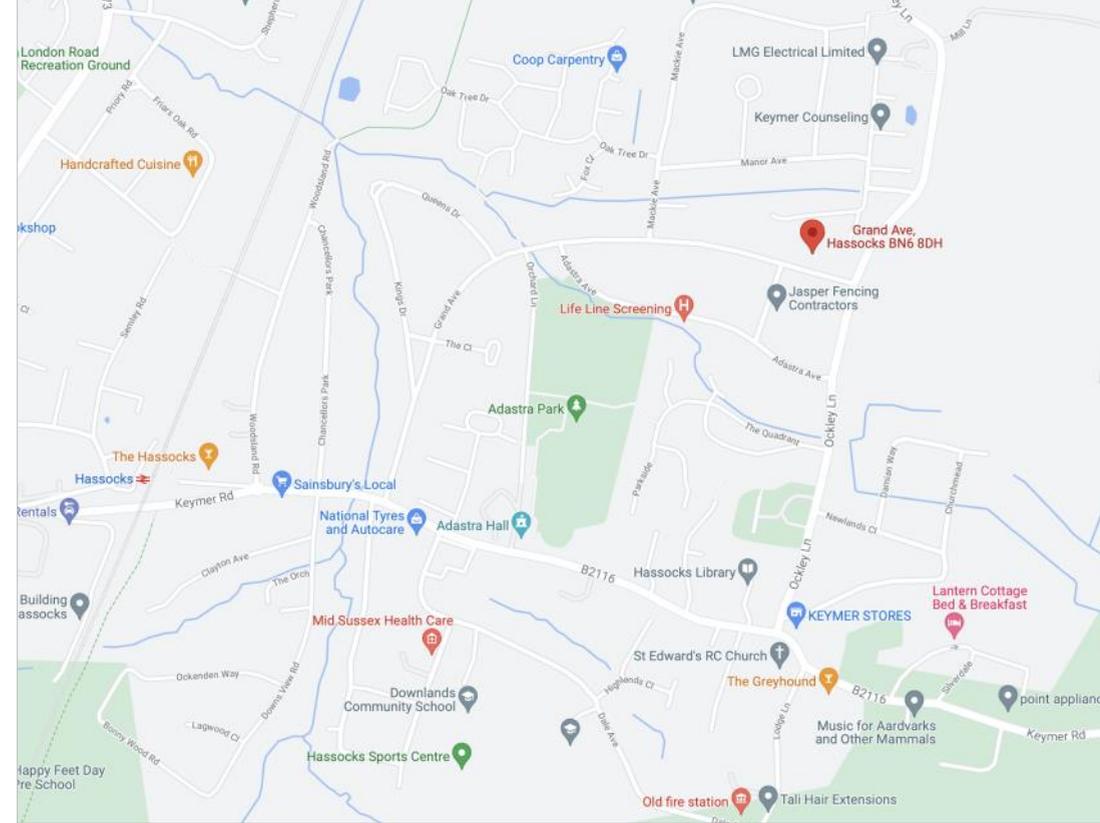
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Features

- Link Detached Bungalow
- Three Bedrooms
- 100ft Rear Garden
- Own Driveway
- Garage
- Located close to countryside
- Bus Stop near by
- No Onward Chain



View of The South Downs from nearby fields in Keymer, Hassocks.



Location

Grand Avenue is a tree lined street with a mixture of bungalows, semi-detached and detached houses. The property is located towards the eastern end of the road which has access to open countryside (across Ockley Lane) and views of The South Downs.

Hassocks provides a variety of facilities, including shops, a sub-post office (within McColls Convenience Store), Sainsbury's Local, Budgens supermarket, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

- Hassocks Station (1.1 miles)
- Burgess Hill (2.1 miles)
- Brighton (8.9 miles)
- Gatwick Airport (18.7 miles)

Accommodation

Entrance through panelled wooden door with leaded light window and side glazed panel.

Entering a spacious **HALLWAY**, radiator, built in cupboard with shelving above. Built-in cupboard housing hot water cylinder and slatted shelving above, separate cupboard area above.

LOUNGE with a lovely outlook over the front garden, feature York stone fireplace, three radiators, bay window and side window, dado rail and central light.

KITCHEN / BREAKFAST ROOM Vinyl tiled effect floor, radiator, speckled design worktop with inset 'De-Longhi' electric hob and 'Philips's' extractor over, inset one and a half bowl sink and drainer, a range of wall and floor mounted cupboards, 'Europa Creda' plan double oven. 'Glow worm ultimate 25R' boiler with timer control beneath. Window to the side, window with outlook into the conservatory, wooden stable door into the conservatory.

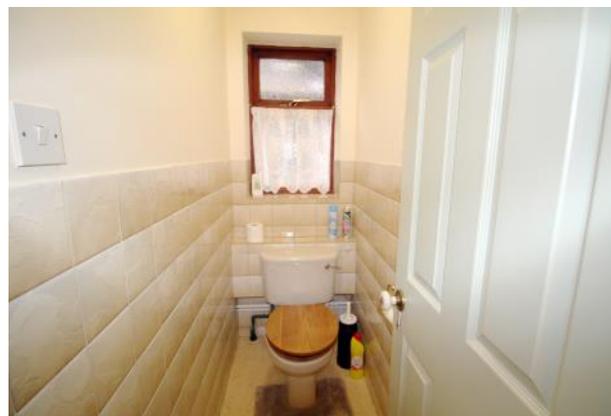
CONSERVATORY Vinyl tile effect floor, half brick construction, PVCu conservatory with single door to the side and sliding doors in the centre to access the patio area and onto the rear garden.

BEDROOM ONE Outlook over the front garden, built-in double wardrobe with central dressing table and drawers under, radiator.

BEDROOM TWO / DINING ROOM A lovely room overlooking the rear garden. Radiator.

BEDROOM THREE Radiator, window to the side of the property.





BATHROOM Champagne coloured suite incorporating a pedestal handbasin, panelled bath with hair rinse attachment, towel warmer, medicine cabinet, tiled splash surrounds, window.

W.C. low level W.C, tiled splashback areas and window.

Garden & Parking

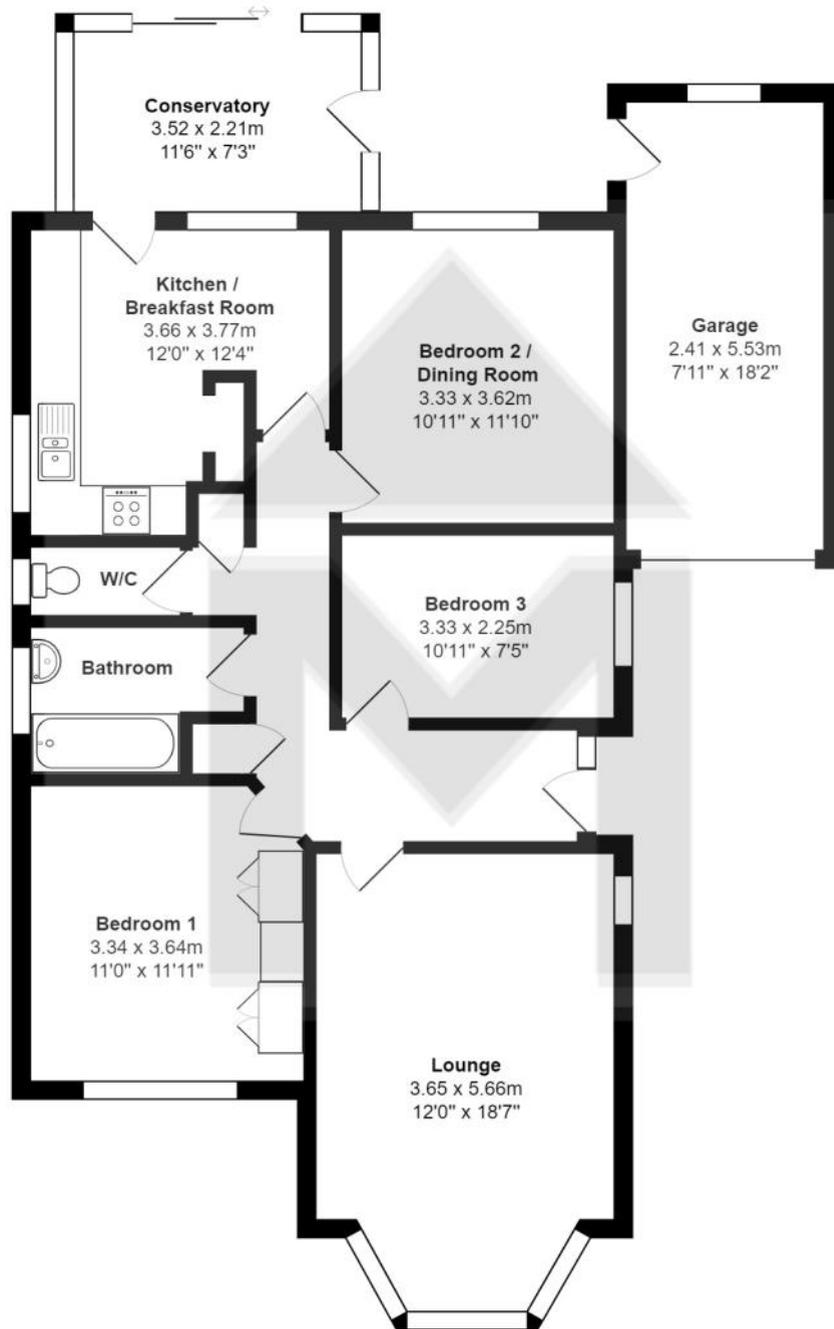
FRONT GARDEN 24' x 29' (7.3 x 8.8m) with established borders and lawn, side access via locked gate to rear garden.

Block paved own driveway leading to **GARAGE** with light and power, gas meter and electric consumer unit, window overlooking the back garden, and rear door to garden.

REAR GARDEN 101' x 37' (30.7 x 11.2m) Patio Area the width of the bungalow with two paved steps down to the lawn area with side borders.



Floorplan



Total Area: 105.8 m² ... 1139 ft²

All measurements are approximate and for display purposes only

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.
4112/SJ/BAG/MMXXI1118

Council Tax Band: E £2,426.81 (2021 - 2022)

Energy Efficiency Rating: D

<p>GRAND AVENUE KEYMER HASSOCKS WEST SUSSEX BN6 8DH</p>	<p>Energy Rating</p> <p>D</p>
<p>Valid Until 20 July 2022</p>	<p>Certificate Number 9118-8094-7253-0202-3984</p>

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