



37 Birch Way

Hassocks, West Sussex BN6 8YJ

MARCHANTS

37 Birch Way

A modern, mid terrace, two bedroom home with a rear garden . Features include en-suite facilities to both bedrooms, ground floor cloakroom, 'Paula rosa' fitted kitchen with integrated appliances by 'Whirlpool', carport providing off street parking for two vehicles.

OIRO £360,000

MARCHANTS

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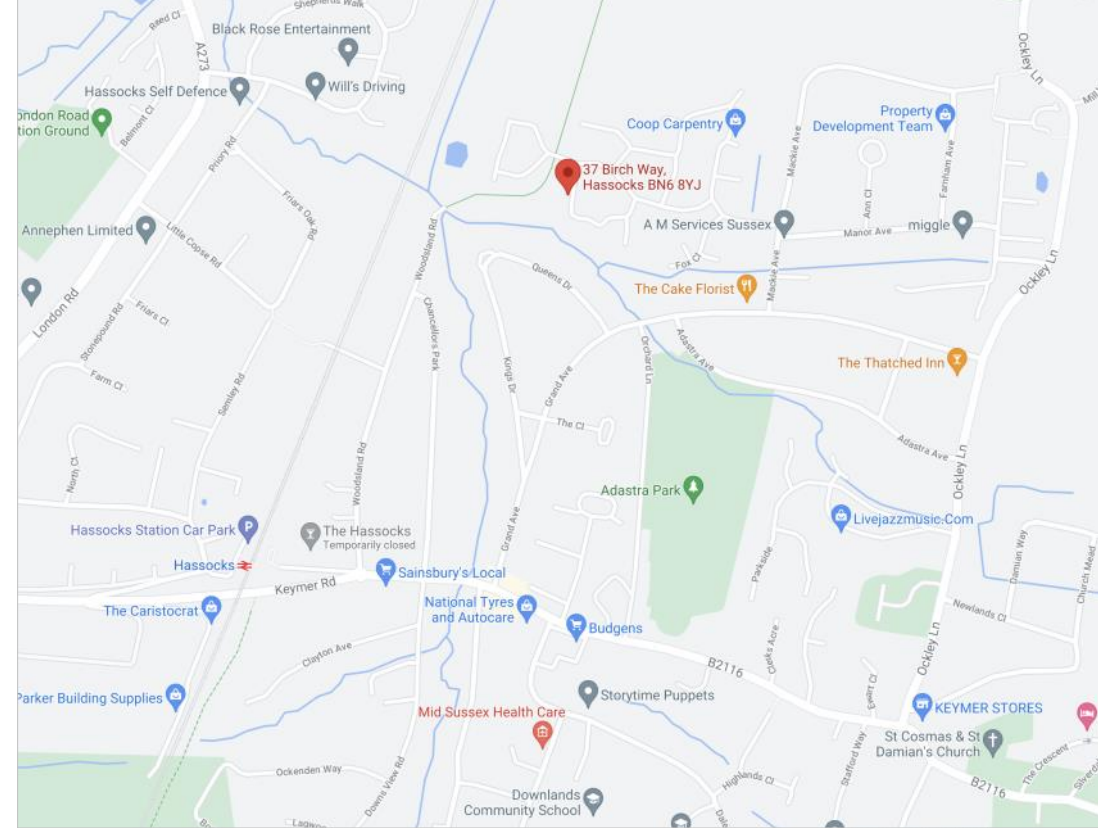
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Terraced House
- Two Double Bedrooms
- Two En Suites
- Cloakroom
- Car Port
- Rear Garden
- Walkable to Station
- Nearby Countryside



View of the South Downs from nearby fields, Hassocks.



Location

The property which is located on the 'Clayton Mills' development built by Barratt Homes, is only half a mile from the village centre, local amenities and with immediate access to open countryside.

Hassocks has a variety of facilities, including shops, a sub-post office (within McColls Convenience Store), Budgens Grocery Store, Sainsbury's Local, 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 (0.6 miles)
- Burgess Hill (2.6 miles)
- Brighton (9.4 miles)
- Gatwick Airport (19.2 miles)

Accommodation

CANOPIED PORCH Lantern electric light, front door with etched glass panels to:

HALLWAY Recessed down lights, built in storage cupboard with automatic electric light.

CLOAKROOM W.C & wash basin.

LOUNGE/DINING ROOM Stairs to first floor. Two double radiators, telephone point. TV/satellite points, PVC-u double glazed doors to rear garden.

KITCHEN Fitted with a modern Paula Rosa high gloss kitchen comprising a wood effect worktop with upstands on three sides of the room, base cupboards and drawers under. Range of wall mounted cupboards, one of which houses a 'Potterton Promax 5L' gas boiler for central heating and hot water. Stainless steel sink with drainer and mixer tap, integrated 'Whirlpool' appliances including halogen ceramic hob, brushed steel electric fan assisted oven and grill, dishwasher, washer/dryer, fridge/freezer, concealed extractor hood over cooker. Range of isolating switches for appliances, vinyl flooring, recessed down lights.

BEDROOM 1 Radiator, fitted triple wardrobe finished in walnut veneer with inset full length mirrors. Door to:

ENSUITE BATHROOM Bath, wash basin & W.C.

BEDROOM 2 Radiator, airing cupboard housing hot water tank and fitted immersion, built in sliding double wardrobe in walnut veneer with mirror inserts. Door to:

ENSUITE SHOWER ROOM Shower cubicle, wash basin & W.C.



Garden & Parking

FRONT Shrub bed & path to front door.

REAR GARDEN Easy to manage rear garden laid to lawn and enclosed by panelled fencing to all sides, with a side gate and footpath leading to the communal car port area.

COMMUNAL CAR PORT With allocated parking for two vehicles.

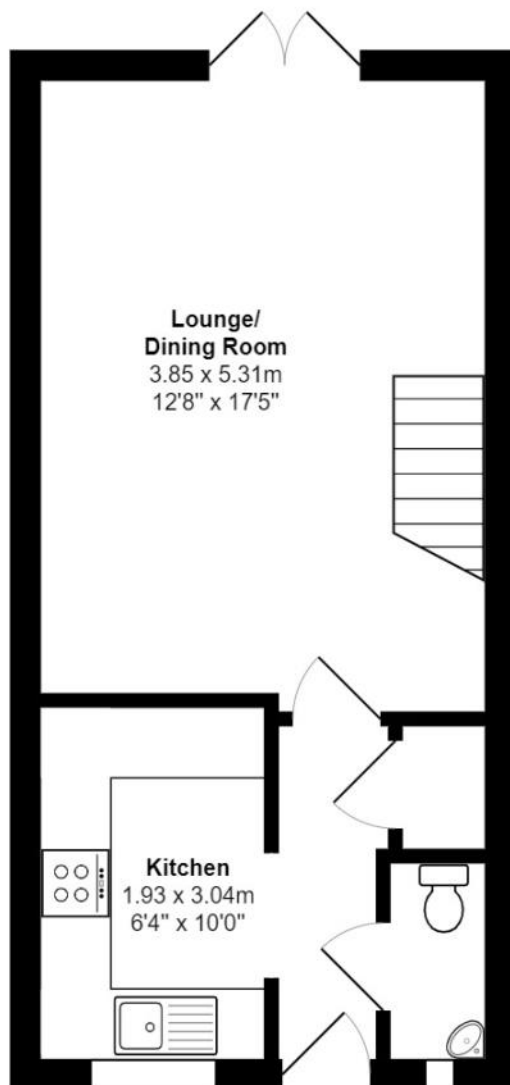
ESTATE CHARGE - £255.43 per annum charged half yearly February-July & August-January.



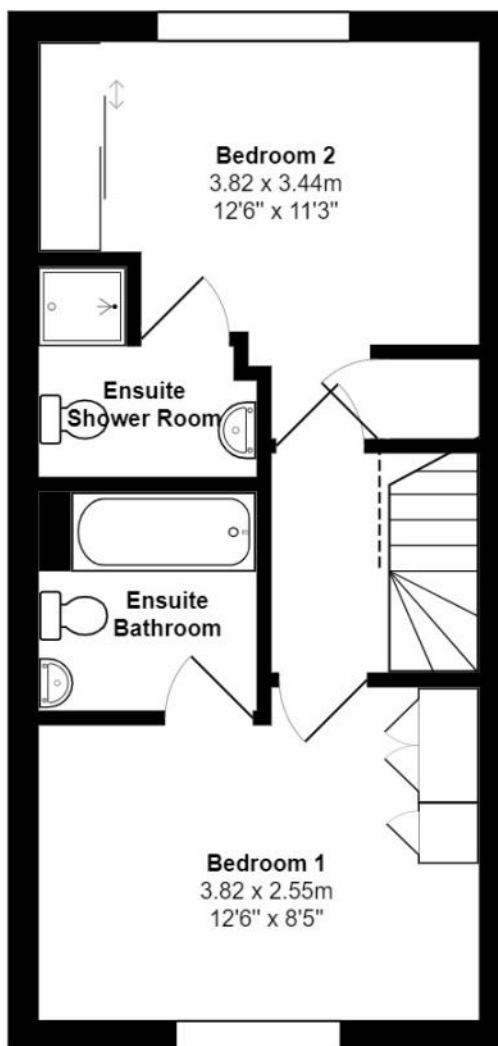
(Bottom left image) Clayton Mills Play Area.

(Bottom right image) Clayton Mills Pond.

Floorplan



Ground Floor
Area: 32.7 m² ... 352 ft²



First Floor
Area: 32.4 m² ... 349 ft²

Total Area: 65.1 m² ... 700 ft²

All measurements are approximate and for display purposes only

Produced by Daisepc

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.
2029/PG/BAG/MMXXI0510

Council Tax Band: D £1,985.57 (2021 - 2022)

Energy Efficiency Rating: C

Viewing: BY ARRANGEMENT WITH MARCHANTS



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