



34 Ockley Lane

Keymer, Hassocks, West Sussex BN6 8BB

MARCHANTS

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A two bedroom semi detached bungalow, with garage and own driveway .
A pleasant rear garden with the stream running through offers a tranquil setting. Ockley Lane is near to country walks and the family run Thatched Inn, Keymer Parade with local shops is nearby.

OIRO £475,000

MARCHANTS

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

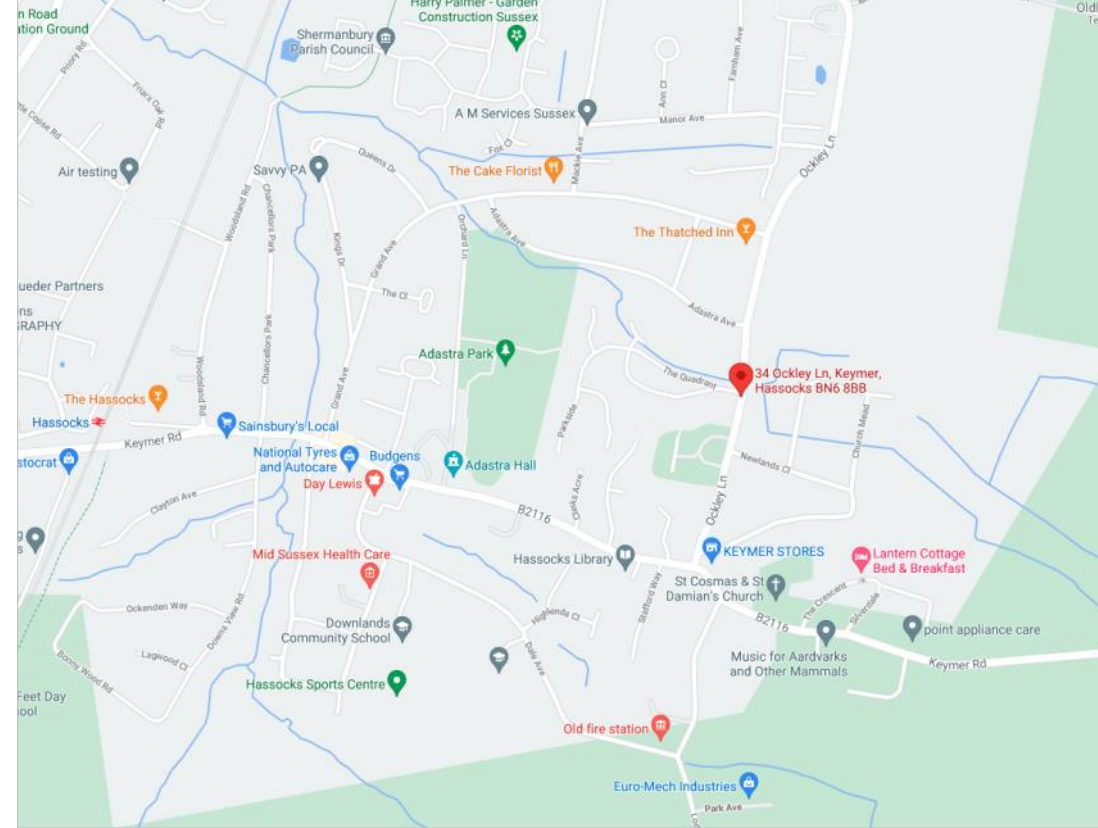
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Two double bedrooms
- Garage
- Own Driveway
- Conservatory
- Close to Countryside
- Keymer Parish
- Nearby Churches
- Pleasant garden



Ockley Lane, Keymer is located close to open countryside and local shops in Keymer.



Location

Ockley Lane lies close to open countryside whereby Ditchling can be reached via footpaths aligning the fields.

Hassocks provides a variety of facilities, including shops, a sub-post office (within McColl's 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 (0.8 miles)
- Burgess Hill (2.2 miles)
- Brighton (8.7 miles)
- Gatwick Airport (18.8 miles)

Accommodation

Approached via side pathway.

ENTRANCE HALL PVCu part glazed & panelled front door. Leading to: Parquet finger block floor. Electric consumer unit, thermostatic controller, warm air vents, telephone connection, loft hatch part boarded. Doors to:

Separate **TOILET** with pink sanitary ware, vinyl flooring, ceramic part tiled walls, PVCu window.

SHOWER ROOM With walk in shower enclosure Mira sport electric shower, slimline washbasin, vinyl flooring, built in airing cupboard housing hot water cylinder, slatted shelving, with further storage area above, recessed downlights, PVCu window.

BEDROOM ONE A good size double bedroom, warm air vent, PVCu window, view over the front, obscured glass panel giving borrowed light to the lounge. Telephone connection, fitted wardrobe with built in drawers.

BEDROOM TWO Double bedroom with built-in wardrobes, view over the front, PVCu window, air vents.

LOUNGE/DINING ROOM A generous size room with feature Parquet finger block floor, warm air vent, T.V. aerial connection, telephone point, glazed door to conservatory.

KITCHEN/BREAKFAST ROOM Glazed panel door leading into an extended area, fitted kitchen furniture comprising base cupboards, drawers, wall mounted cupboards, laminate roll top work surfaces inset stainless-steel sink with mixer tap and drainer. Spaces for washing machine and cooker, part ceramic tiling to splashback areas, vinyl floor, PVCu door to gated side access. PVCu window outlook over the rear garden. Johnson & Starley Hi-spec J40 warm/cold air heating system (updated 2006).





Garden & Parking

CONSERVATORY Wood and glazed conservatory, rear access to garden.

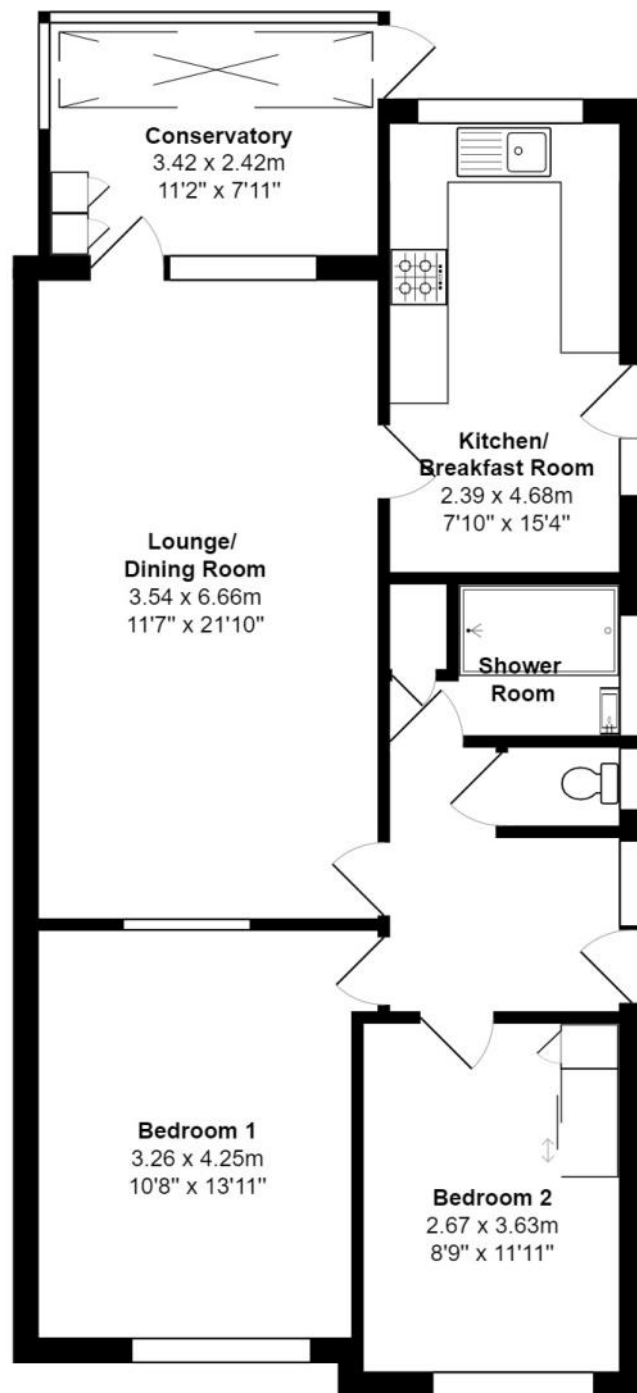
REAR GARDEN Patio area, outside water tap, storage shed, foot bridge and stream under, mature and well stocked borders, fruit tree in Lawned area.

FRONT GARDEN Well stocked flower and shrub borders, area laid to lawn, low brick wall.

GARAGE and own driveway.



Floorplan



Total Area: 81.2 m² ... 874 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.
4042/SJ/BAG/MMXXI0724

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

Viewing: BY ARRANGEMENT WITH MARCHANTS

34 OCKLEY LANE KEYMER HASSECKS WEST SUSSEX BN6 8BB		Energy Rating <div style="font-size: 48pt; text-align: center;">D</div>
Valid Until 14 July 2031		Certificate Number 4139-7023-3000-0765-8296

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