

MARCHANTS



10 THE ORCHARD, DOWNS VIEW ROAD, HASSOCKS, WEST SUSSEX, BN6 8HH.



**A ONE BEDROOM SEMI DETACHED BUNGALOW IN WELL MAINTAINED SURROUNDINGS
APPROXIMATELY 250 METRES FROM THE VILLAGE CENTRE**

- SEMI DETACHED BUNGALOW • ONE DOUBLE BEDROOM • CONSERVATORY
- GAS CENTRAL HEATING • SITTING ROOM • DOUBLE GLAZING
- SOUTH FACING PATIO GARDEN • CAR PORT

£265,000

10 THE ORCHARD, HAS SOCKS, WEST SUSSEX, BN6 8HH.

Property summary

A one bedroom semi-detached bungalow set within communal grounds but enjoying it's own private south facing patio garden and nearby car port. The property benefits from gas central heating, PVCu double glazing and a modern PVCu double glazed conservatory.

Local Amenities

The Orchard is a unique complex of sixteen bungalows surrounding a common green, each one having covered parking via car ports and located off Downs View Road and only 250 metres from the Keymer Road shops. The development is a pedestrian environment. Hassocks provides a variety of facilities, including shops, a building society, a sub-post office (within McColls Convenience 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).

Property Description

The accommodation comprises:-

Covered **ENTRANCE PORCH** With quarry tiled floor and outside electric light, built-in storage cupboard housing electricity meter and gas meters plus electric consumer unit. Glazed front door to:

HALLWAY Built-in coat cupboard plus a further large cupboard accessed from the hall, kitchen and bathroom housing a gas combination boiler for instant hot water and central heating, slatted shelving and internal electric light. Hatch to Loft.

SITTING ROOM 13'6" (4.11m) x 13' (3.96m) A south facing room having a radiator, fitted display shelves, telephone point, T.V. aerial connection, built-in storage cupboard, door to kitchen, glazed sliding and pivoting doors to:

CONSERVATORY 9'8" (2.95m) x 6'6" (1.98m) Power and light, radiator, PVCu double glazed with two doors opening onto rear garden.

KITCHEN/BREAKFAST ROOM 12'6" (3.81m) x 6'8" (2.03m) Fitted kitchen furniture comprising a full length worktop with inset stainless steel sink, cupboards, drawers, and three appliance spaces under. Further base cupboard and drawer fitment, drop leaf breakfast table, range of wall mounted cupboards, ceramic tiled splashback, strip lighting over worktop, recessed downlights. Extractor hood. PVCu double glazed door to garden and a small PVCu double glazed frosted window.

BEDROOM 12'10" (3.91m) x 9'11" (3.02m) PVCu double glazed window, radiator, telephone point.

SHOWER ROOM Fitted with a shower tray, fold down seat and a 'Mira Advance' power shower enclosed by low level glazed doors, wash-basin, low level W.C., white heated towel rail, electric shaver point, wall mounted 'Dimplex' blow heater, ceramic tiled splash areas, vinyl floor, extractor fan, PVCu double glazed frosted window.

OUTSIDE

The property has it's own **PATIO STYLE REAR GARDEN** comprising a paved area with small garden store and a well stocked rockery style garden, the garden is enclosed by a trellis style fence with gate leading onto rear path.

CARPORT NUMBER 10 Situated in access road.

ESTATE CHARGE 2020 £601.00 Per annum—Communal grounds, T.V. mast, outside lighting, car ports and driveway.

AGE QUALIFICATION 'No married couple both of whom are under forty years of age nor any person under twenty-one years of age shall be permitted permanently to occupy or reside in the dwelling house on the land hereby transferred'.

ENERGY EFFICIENCY RATING: **D**

ENVIRONMENTAL IMPACT: **D**

COUNCIL TAX BAND: **B — £1,473.36 2020/21**

VIEWING: **BY ARRANGEMENT WITH MARCHANTS**

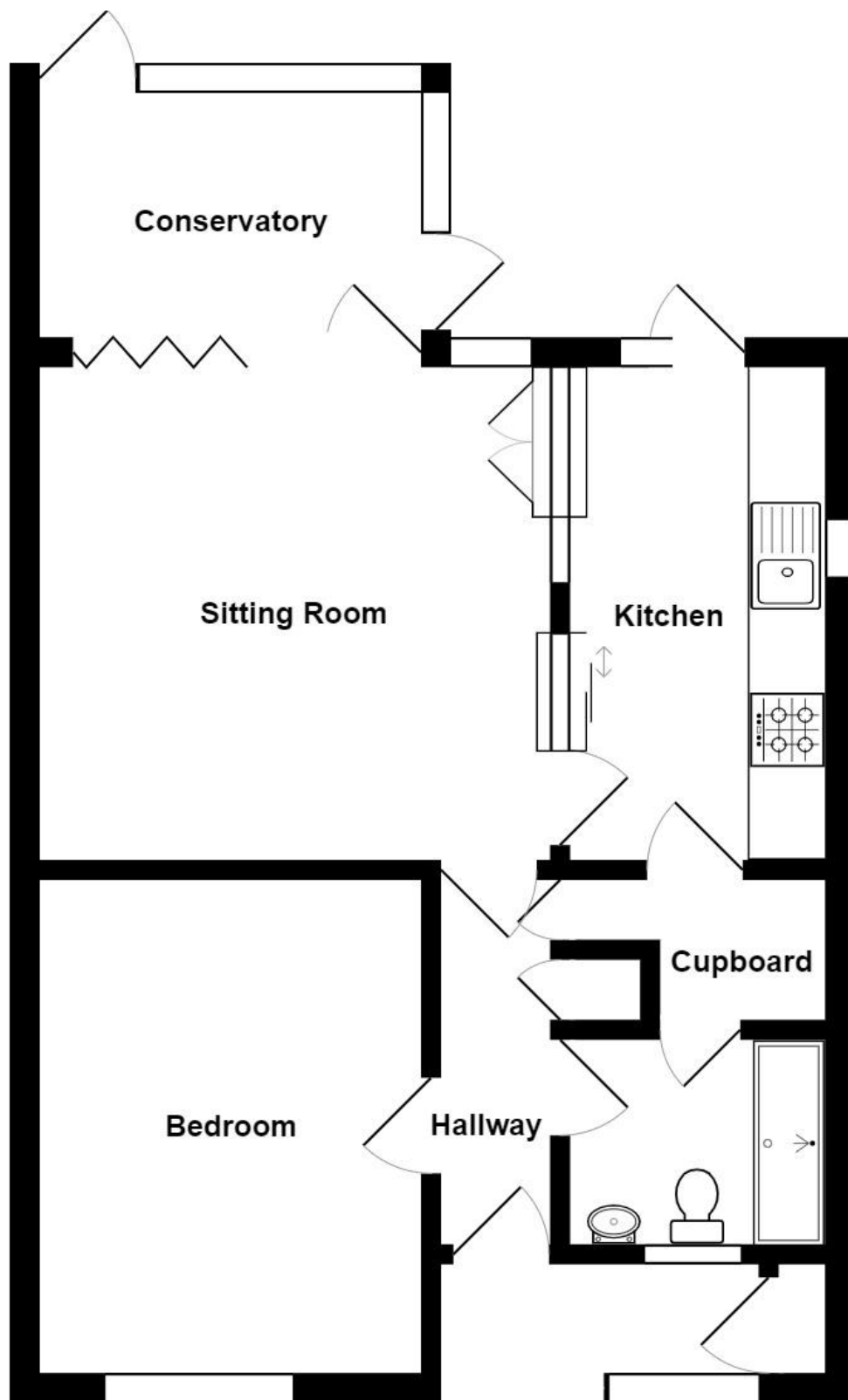
PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as 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. 3839/SCK/MMXXI0611**

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To arrange a viewing go to : www.marchantsestateagents.co.uk or call 01273 843333

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FOR ILLUSTRATION PURPOSES ONLY (NOT TO SCALE)

Floorplan produced by **Daisepc.**

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Total Area: 56.5 m² ... 609 ft²

All measurements are approximate and for display purposes only



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