



17 Ockley Way

Keymer, Hassocks, West Sussex BN6 8NE

MARCHANTS

17 Ockley Way

A post-war built semi-detached house having three double bedrooms, a modern fitted kitchen, cavity wall installation, updated wiring, gas central heating and PVCu double glazing. Located close to countryside and within a mile of Hassocks centre.

OIRO £400,000

MARCHANTS

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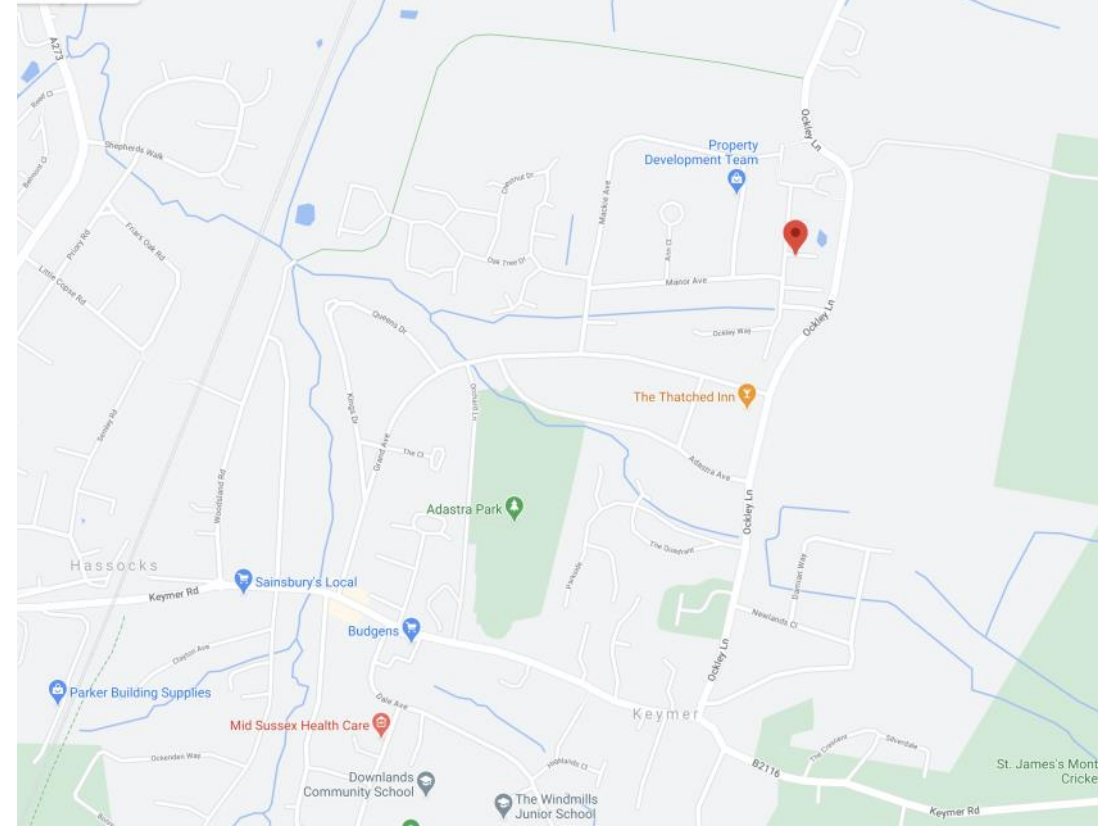
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Features

- Three Double Bedrooms
- Large Bathroom
- Cloakroom
- Conservatory
- Modern Kitchen
- Space to Extend
- Close to Open Countryside
- Detached Garage & Parking Space



Pleasant communal green in front of the property.



Location

Ockley Way is a cul-de-sac away from busy traffic situated on the eastern edge of Keymer. The property overlooks a small communal green and has a garage at the rear accessed by a service road. The centre of Hassocks is under a mile away and the popular 'Thatched Inn' and lovely country walks are both within 500 metres of the property.

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 (0.9 miles)
- Burgess Hill (2.4 miles)
- Brighton (9.4 miles)
- Gatwick (19 miles)

Accommodation

PVCu double glazed **ENTRANCE PORCH** with electric light and glazed door to:

HALLWAY A spacious area with stairs rising to the first floor. Radiator, central heating thermostat, built-in coat cupboard and storage cupboard under stairs with an internal light.

CLOAKROOM Fitted with a white suite comprising a W.C. and wash-basin. Ladder style towel warmer, set of bookshelves, medicine cabinet with mirrored doors, double glazed window, half ceramic tiled walls.

LOUNGE/DINING ROOM A spacious through room enjoying a pleasant southerly aspect overlooking a communal green and The South Downs beyond. Polished stone feature fireplace having a real flame gas fire. Two double radiators, TV point (satellite dish connected), double glazed patio doors opening into:

PVCu double glazed **CONSERVATORY** with door to rear garden. Radiator, vertical blinds.

KITCHEN Overlooking the rear garden and fitted with modern white gloss laminate kitchen furniture comprising two generous worktops, with a range of base cupboards, drawers and space for appliances including a washing machine, dishwasher, refrigerator and freezer. Included in the sale will be the 'Zanussi' gas cooker. Recessed ceiling downlights, one and a half bowl stainless steel sink, ceramic tiled splash backs, wall mounted 'Potterton netaheat' gas fired boiler for central heating and domestic hot water. Roller blind, PVCu double glazed door to side and rear garden.





FIRST FLOOR

Window on the half landing and there is an attractive scrolled wood balustrade over the stairs.

LANDING Loft with electric light and accessed via an aluminium ladder.

BEDROOM ONE A south facing room enjoying a distant view of The South Downs. Two double built-in wardrobes, radiator, dimmer light switch.

BEDROOM TWO View over rear garden. Radiator, dimmer light switch.

BEDROOM THREE View as from bedroom two. Radiator, dimmer light switch.

BATHROOM Fitted with a white suite comprising a tile panelled bath with mixer tap and independent shower and pivoting shower screen over. Vanity wash-basin with a cupboard and drawers under. W.C., ladder style towel warmer, automatic extractor fan, medicine cabinet with mirrored doors, fully ceramic tiled walls, roller blind, built in airing cupboard housing an insulated hot water cylinder, fitted immersion heater and slatted shelves.



Garden & Patio Area

FRONT GARDEN An open plan garden laid mainly to lawn. A wrought iron gate opens onto:

Walled **SIDE GARDEN** An ideal area for barbecues and outside entertaining as it takes advantage of a south and west aspect. There is a raised plant trough, fitted water tap and a timber garden shed.

REAR GARDEN Enclosed by timber panel fencing and is laid to lawn with flower and shrub borders. A path from the side garden leads to the conservatory.

Outbuildings & Parking

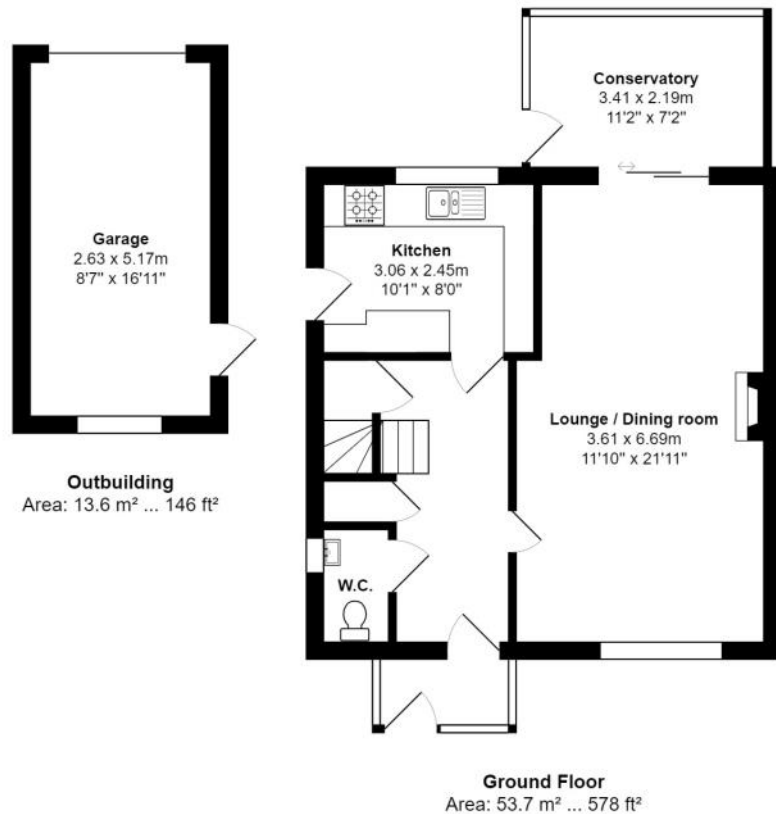
Detached garage With power and light, side door to rear garden and up and over door with a parking space adjoining.

Additional parking can be found in parking bays on Ockley Way.

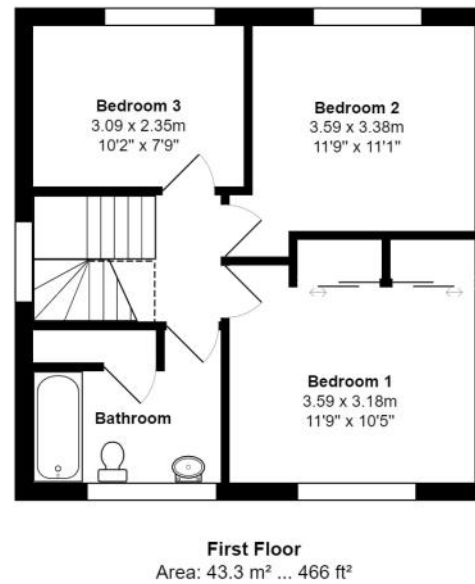




Floorplan



Total Area: 110.6 m² ... 1190 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.
3993/PG/BAG/MMXX10424

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

Energy Efficiency Rating: D



All measurements are approximate and for display purposes only. (NOT TO SCALE)

FLOORPLAN PRODUCED BY **DAISEPC**

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