



113 Keymer Road

Keymer, Hassocks, West Sussex, BN6 8QL

MARCHANTS

113 Keymer Road

A charming period cottage split over three levels benefiting from three bedrooms, three reception rooms, modern kitchen/utility area, bathroom and shower room. The accommodation can be adjusted to suit the needs of the owner for example the lower ground floor comprises a double bedroom, kitchenette/breakfast room and shower room which can be closed off from the main house due to the lower ground floor having its own front entrance. This has enabled the current owner to utilise the services of 'Airbnb' in order to generate an income of approximately £60.00 per night for the use of the lower ground floor. The property is presented in good decorative order throughout with many improvements made by the current owner which include a re-fitted kitchen, electrical upgrades and works having been done to the roofs.

OIRO £475,000

MARCHANTS

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

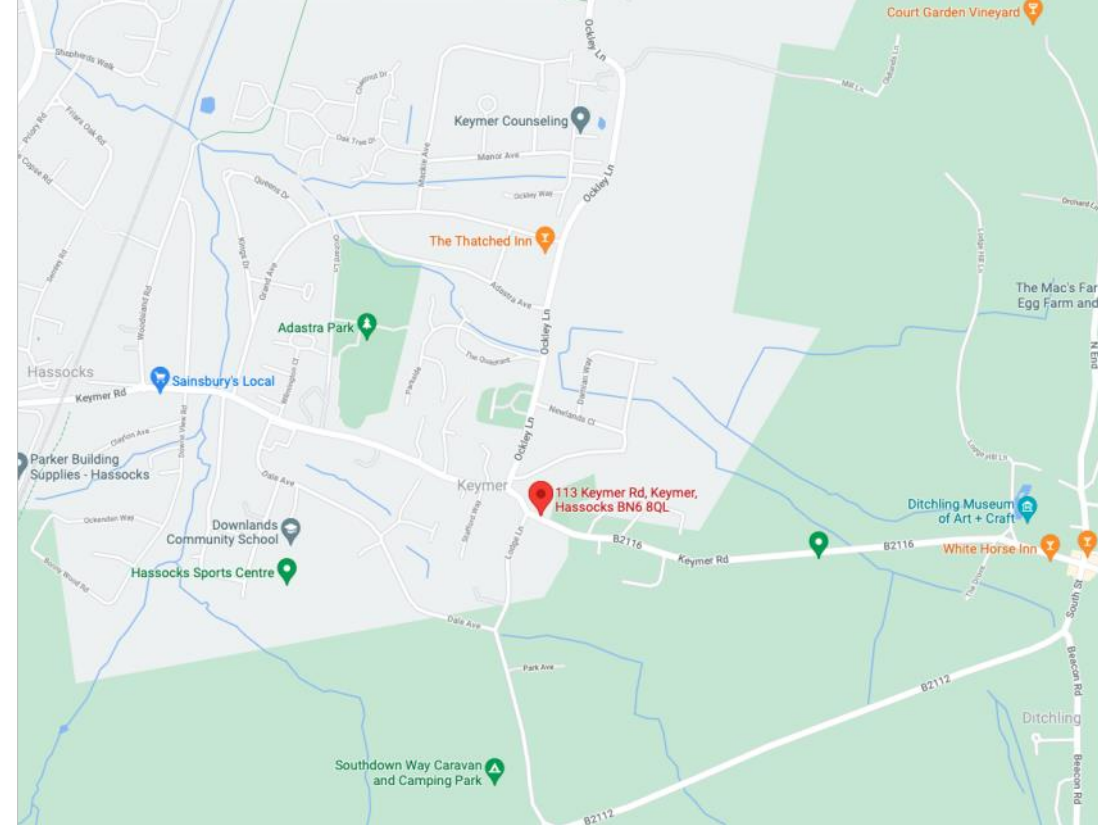
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Period Property
- Three bedrooms
- Three reception rooms
- Modern Kitchen
- Family bathroom
- Shower room
- Private entrance to upper & lower floors
- Front & Rear Gardens



St Cosmas & St Damian's Church, Keymer.



Location

Situated in the heart of Keymer and surrounded by period property to the immediate area, with Keymer Church within 100 metres.

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 (0.7 miles)
- Ditchling (1.0 miles)
- Brighton (8.5 miles)
- Gatwick (19.0 miles)

Accommodation

UPPER GROUND FLOOR

ENTRANCE PORCH Outside light, steps and wrought iron handrail, panelled and part glazed front door to:

HALLWAY Oak wood effect laminate flooring, radiator, stairs to first floor. Hallway leads to:

DINING ROOM Chimney recess with built-in shelved storage cupboard, Oak wood effect laminate flooring, two radiators, 'Hive' unit for central heating control. Door and stairs lead to **lower ground floor**. A pair of glazed doors open into:

KITCHEN Refitted with a range of base and eye level units with built in double oven, Oak wood effect square edge work tops with inset four ring gas hob, single bowl sink and drainer with mixer tap, black ash effect ceramic tiled floor, ceramic tiled to splash areas recessed downlights. Utility area with glazed roof and spaces for washing machine, tumble dryer and fridge/freezer. Window overlooking the rear garden, PVCu double glazed door providing a fine view and access onto rear garden:

SITTING ROOM With PVCu double glazed bay window with outlook to front and having glimpses of The South Downs, feature cast iron style fireplace with tiled hearth, radiator.





FIRST FLOOR

LANDING Hatch to loft space. cupboard housing 'Alpha' gas fired combination boiler for central heating and instant hot water.

BEDROOM ONE PVCu bay window to the front enjoying a view towards The South Downs, radiator, recessed downlights. Window seat with storage compartment under, one double wardrobe and one single wardrobe, three fitted storage cupboards

BEDROOM THREE PVCu double glazed window overlooking rear garden, oak wood effect laminate flooring, radiator.

BATHROOM White suite comprising, a 'P' shaped bath with mixer taps and shower attachment plus static oversize rainfall shower head, pedestal wash hand basin, W.C., radiator, part ceramic tiled walls, electric shaver point, wood effect laminate flooring, PVCu double glazed frosted window, recessed downlights.



Accommodation continued

LOWER GROUND FLOOR

BEDROOM TWO PVCu double glazed bay window outlook over front courtyard garden, personal front door. Smooth ceiling with recessed downlights, radiator, oak effect flooring, cupboard housing smart meter and an electric consumer unit. Door to:

KITCHENETTE/ BREAKFAST ROOM Double cupboard unit with sink, ceiling with glazed insert providing borrowed light from the upper ground floor, recessed seating area, extractor fan, oak effect flooring. Stairs rising to upper ground floor.

SHOWER ROOM An internal room fitted with white suite comprising wash hand basin with cupboard unit under, W.C., glazed shower cubicle with thermostatic shower controls, chrome ladder towel warmer, fully tiled to shower area and half height to remainder, ceramic tiled floor, extractor fan. Stairs rising to upper ground floor.



Garden and Patio Area

FRONT GARDEN Laid to brick paving and enclosed by a low level brick wall to front and sides with a wrought iron gate and balustrade adjacent to six steps leading up to front door. Flower and shrub border to one side.

REAR GARDEN Fully enclosed with a flint wall to the left side and rear and fencing to the remainder, small patio area adjacent to the property and one step leads up to an area laid to lawn, leading to a further raised patio area to the rear of the garden. The garden has a well established apple and pear tree and a selection of plants and shrubs, a small timber shed, outside water tap.



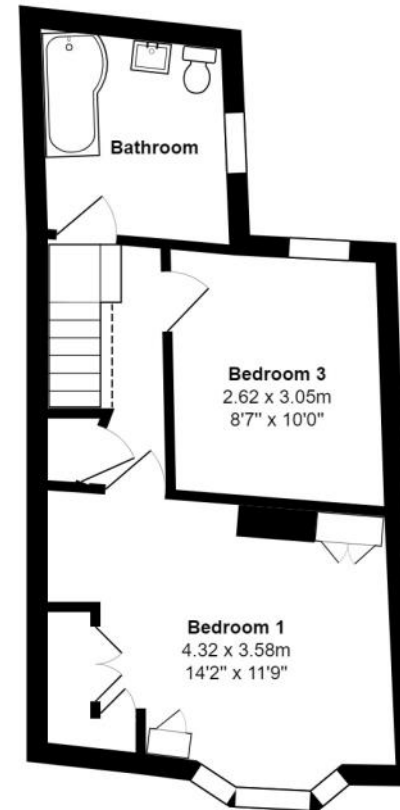
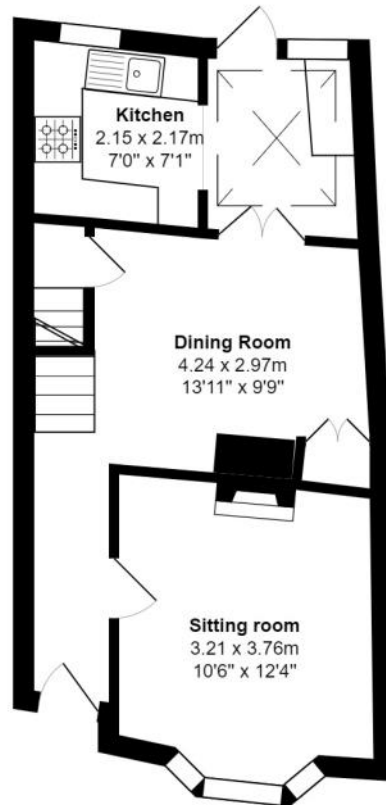
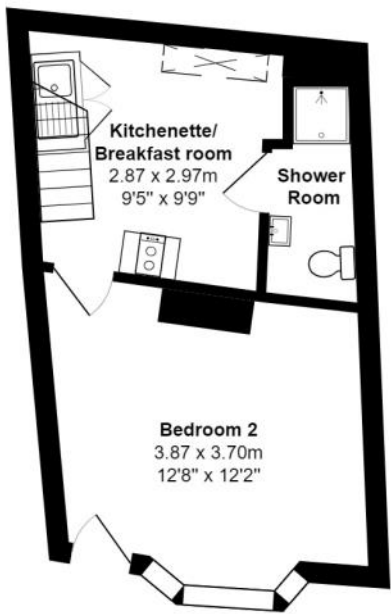
Floorplan

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.
4009/SCK/BAG/MXX10922

Council Tax Band: C £1,764.95 (2021- 2022)

Energy Efficiency Rating: C

113 KEYMER ROAD KEYMER HASOCKS WEST SUSSEX BN6 8QL		Energy Rating C
Valid Until 24 April 2024	Certificate Number 2878-6030-6204-6124-9944	



Total Area: 97.1 m² ... 1045 ft²
All measurements are approximate and for display purposes only.

FLOORPLAN PRODUCED BY DAISEPC

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