



40 Keymer Road, Hassocks, BN6 8AP

£750,000

A deceptively spacious five bedroom end of terrace period house with an adjoining shop unit and courtyard, situated in the heart of the village and considered to offer annexe potential subject to any necessary consents.



**MANSELL
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40 Keymer Road

Hassocks

A unique opportunity to acquire a five bedroom, three storey, Victorian house with an adjoining single storey shop unit with designated A2 usage. Potential income from subletting either or both entities, also scope to divide house into flats subject to any necessary consents and ideal as a self invested pension portfolio.

House: Entrance hall, 23'10 x 12'9 bay fronted sitting/dining room, re-fitted kitchen with most integrated appliances, utility room/cloakroom/wc, covered rear lobby with access to courtyard, two first floor double bedrooms, re-fitted family bath & shower room/wc, three top floor bedrooms (one having a view to the South Downs National Park and Jack & Jill Windmills and having fitted wardrobe cupboards).

Shop: Room 1 with kitchen area and shop floor space, Room 2 with two storage cupboards and separate male and female toilets.

Outside: triangular area of courtyard garden.

Agents note: If the shop unit was not of interest to purchasers it could be let to provide a useful home income. Previously a florists, tea rooms and children's nursery.



40 Keymer Road

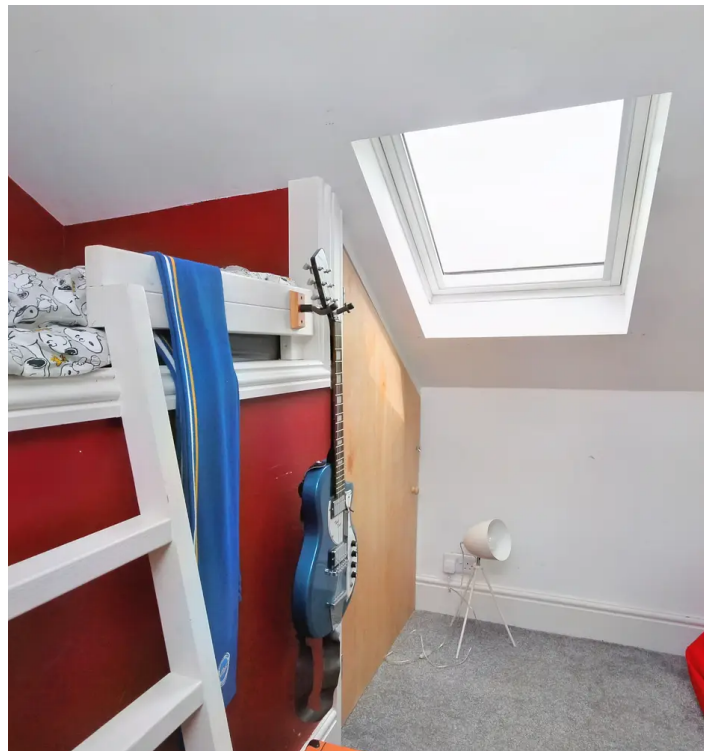
Hassocks

- Five bedroom period house over three floors
- Self contained two room commercial shop unit/potential annexe
- Centre of village location close to all amenities
- View to South Downs National Park and Jack & Jill windmills
- Potential income from sub letting shop unit
- Deceptively spacious residential accommodation
- Re-fitted kitchen – Utility/cloakroom
- Bay fronted lounge/dining room
- Re-fitted family bath and shower room/wc
- Council tax band: D, Energy performance rating: E

LOCATION: Bridge House is situated on Keymer Road in the heart of Hassocks village. The village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern Health Centre.

BY ROAD: Access to the major surrounding areas and motorway network can be found approximately 3 miles to the South at Pyecombe.

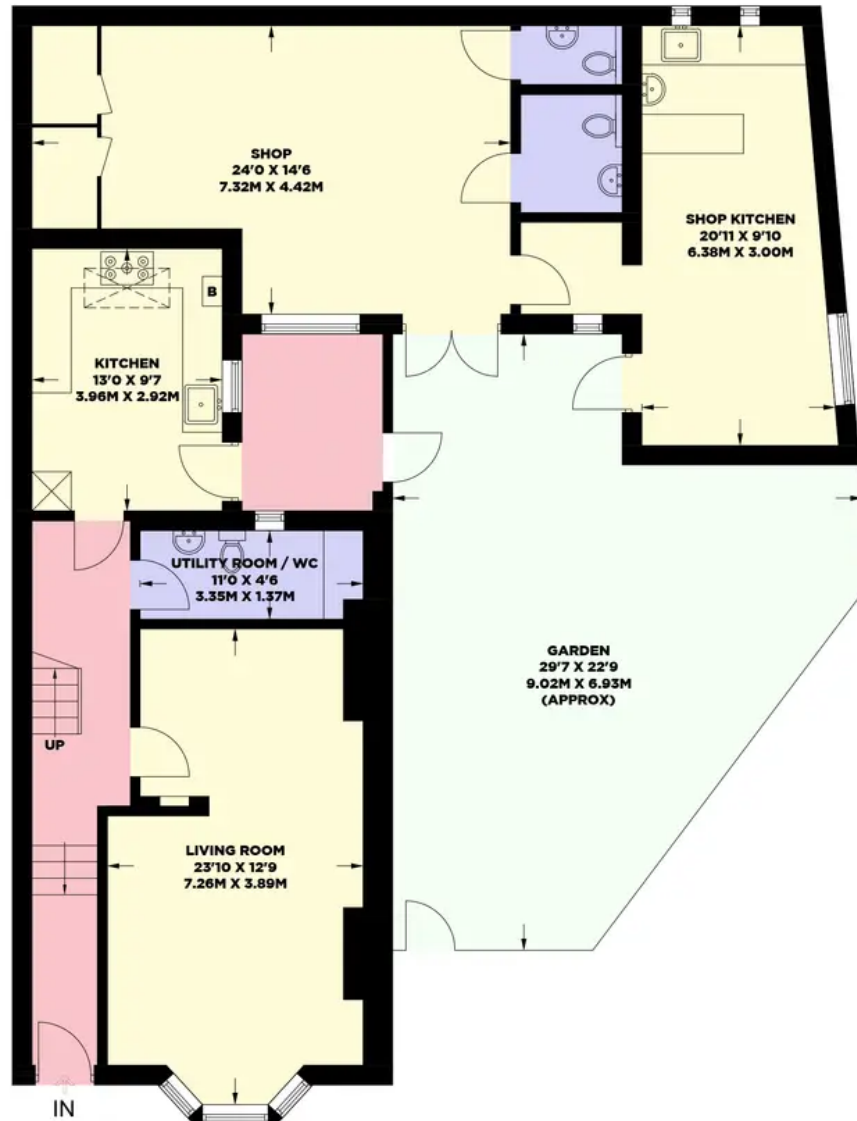
STATION: Hassocks mainline railway station is a short walk away and provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).



40 KEYMER ROAD

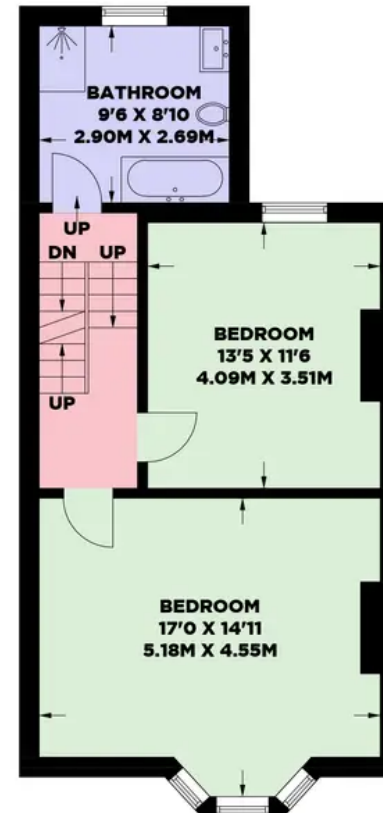
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
2212 sq ft / 205.5 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
2270 sq ft / 210.9 sq m

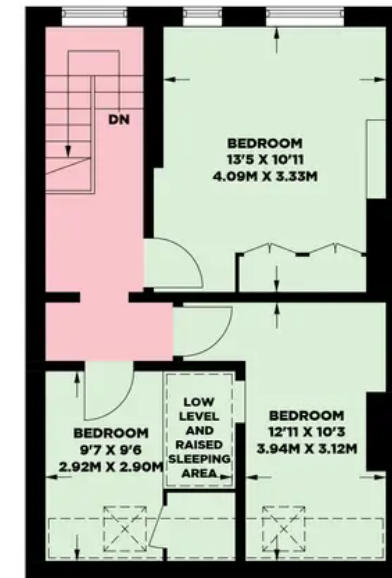


Ground Floor
666 sq Ft / 61.9 sq M

Shop Area
588 sq Ft / 54.6 sq M



First Floor
560 sq Ft / 52.0 sq M



Second Floor
456 sq Ft / 42.4 sq M

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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MANSELL McTAGGART
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RICS Certified Property Measurer

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ↯ Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the nature of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.