



## 45 The Quadrant, Hassocks

An extended three bedroom semi-detached family home in a peaceful location within walking distance of the village centre.

£520,000



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# 45 The Quadrant

## Hassocks

- An extended three bedroom semi detached family home
- Situated in a quiet tree lined residential area set back from busy roads
- L-Shaped kitchen/dining/family room with double doors to rear garden
- Spacious sitting room with feature mock fireplace
- Modern white family bathroom with separate shower cubicle
- Downstairs cloakroom/WC
- Block paved hardstanding with off road parking for two cars
- Attractive 80' fully enclosed rear garden with external store/boiler room
- Council Tax Band: D / EPC Rating: D
- Gas central heating, uPVC double glazing

The accommodation comprises a front door into the entrance hall, a staircase rises from here to the first floor, there is a modern contemporary cloakroom/WC, a kitchen / dining/ family room being 'L' shaped and having cream coloured wood wall floor and wall units with complimentary chrome rail door furniture and wood effect laminate worktops, integrated 'Neff' wall mounted double electric oven, integrated four ring 'Neff' gas hob, window and double doors leading to the garden. Concertina doors open from the dining area into the spacious sitting room where a mock fireplace acts as the focal point for the room and creates a quaint cottagey feel.





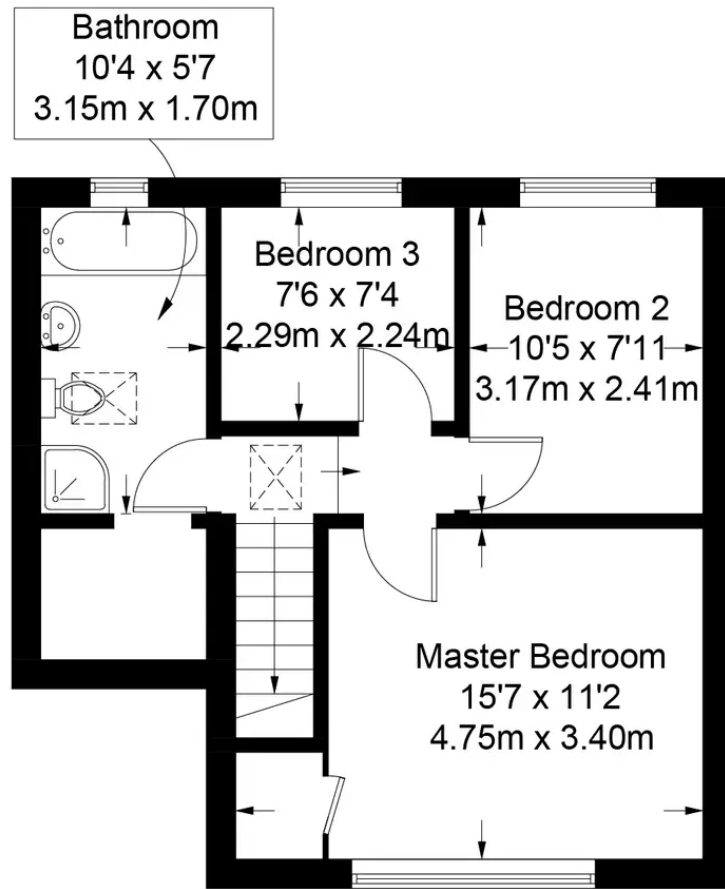
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## Hassocks

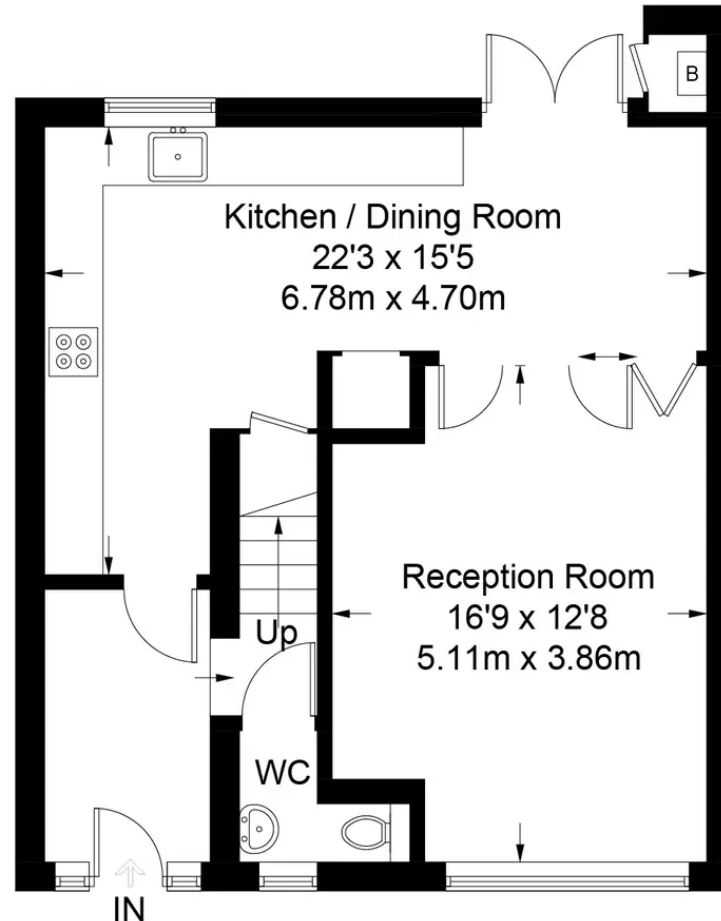
From the hallway the stairs rise to the first floor, the Velux windowed landing has a hatch with pull down ladder to the partially boarded loft space. Bedroom one faces the front and has a built-in cupboard, bedrooms two and three have windows overlooking the rear garden. The bathroom which was part of the 2003 extension is fitted with a white suite comprising panel bath, pedestal wash hand basin, low level WC and a shower cubicle having a 'Triton' electric shower. There is an additional area off the bathroom accessed through an archway which is currently used as a drying room. Outside, to the front of the property there is block paved parking/hardstanding for two cars, gated access to the 80' rear garden.

**LOCATION** The Quadrant can be found off Ockley Lane in Keymer, situated within walking distance of a small parade of shops. Hassocks village centre with its more comprehensive range of shopping facilities, post office and excellent primary and secondary schooling.










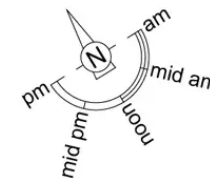
**First Floor**  
447 sq ft / 41.5 sq m



**Ground Floor**  
562 sq ft / 52.2 sq m

Approximate Gross Internal Area = 1009 sq ft / 93.7 sq m

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