



4 Keymer Terrace, Keymer Road, BN6 8QX

£350,000

A pretty period two double bedroom end of terrace cottage situated in the heart of Keymer village within the village conservation area.



**MANSELL
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4 Keymer Terrace, Keymer Road

Keymer, Hassocks

A pretty period two double bedroom end of terrace cottage situated in the heart of Keymer village within the village conservation area.

Oak floorboards to the ground floor and an open fireplace in the sitting room epitomise this characterful home. There is a useful basement 14'11 x 10'7 accessed via a brick staircase with a good 6'3 head height which has been converted to a utility area with separate WC with space for washing machine and tumble dryer and built in extractor fan. The sitting room measures 12'0 x 10'8 has an open fireplace as its focal point and leads through to the 13'3 max x 10'8 re-fitted kitchen/dining room by Wren Kitchens and has a door accessing the small south facing courtyard garden.

On the first floor there is one double bedroom and a re-fitted modern white contemporary bathroom with views to the South Downs National Park. The entire second floor provides the other double bedroom measuring 15'0 x 10'11 being double aspect and enjoying some stunning views across roof tops to the National Park.

Outside there is a walled front garden arranged to low maintenance with a central bed, the rear courtyard garden is South facing.



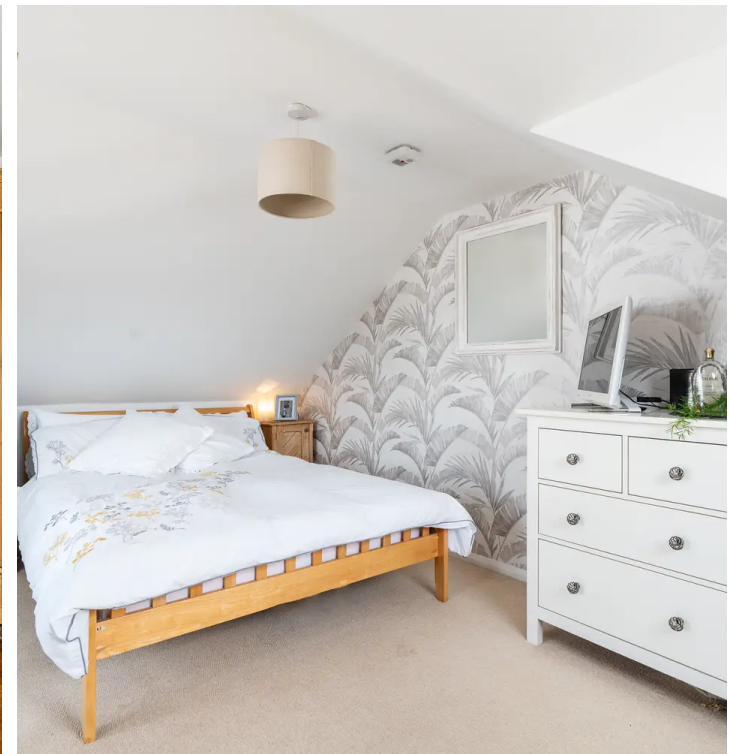
4 Keymer Terrace, Keymer Road

Keymer, Hassocks

- Newly fitted white bathroom suite
- Within 15 minutes walk of the mainline railway station
- Two double bedroom end of terrace period cottage
- Accommodation arranged over three floors
- 12' 0 x 10'8 sitting room with open fireplace
- 14'11 x 10'7 cellar
- Council Tax Band: C / EPC Rating: E
- Newly fitted central heating boiler by Ideal
- Views to South Downs National Park from upper floors
- 13'3 x 10'8 kitchen/dining room re-fitted by Wren Kitchens

Located in the Keymer conservation area within 100 meters of a small parade of shops and Keymer Church. Hassocks village centre with its more comprehensive range of shopping facilities, post office and excellent primary and secondary schooling is within half a mile as is Hassocks mainline railway station.

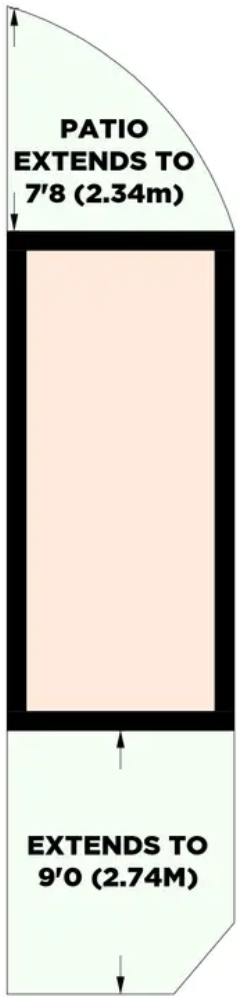
DIRECTIONS: From our offices in Hassocks village proceed along the Keymer Road heading east passing a small parade of shops. Downsmead Cottage can be found on the right hand side just past the shops and Lodge Lane ,immediately after The Greyhound public house.



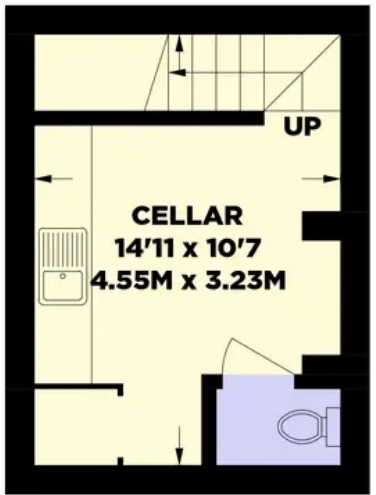
4 KEYMER TERRACE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
799 sq ft / 74.2 sq m

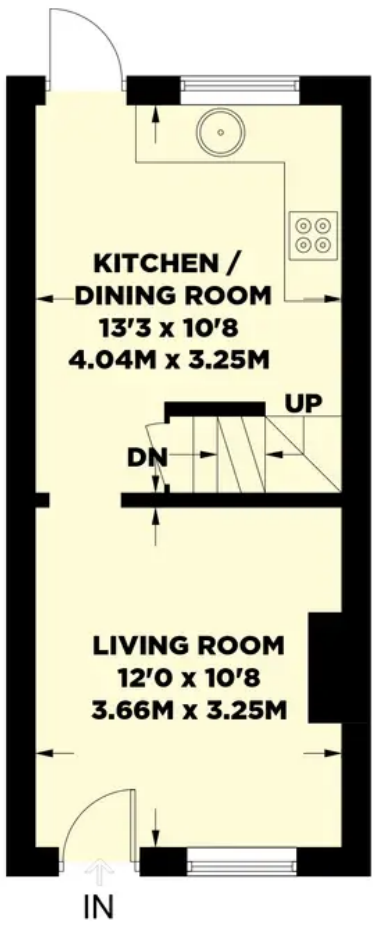
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
850 sq ft / 79.0 sq m



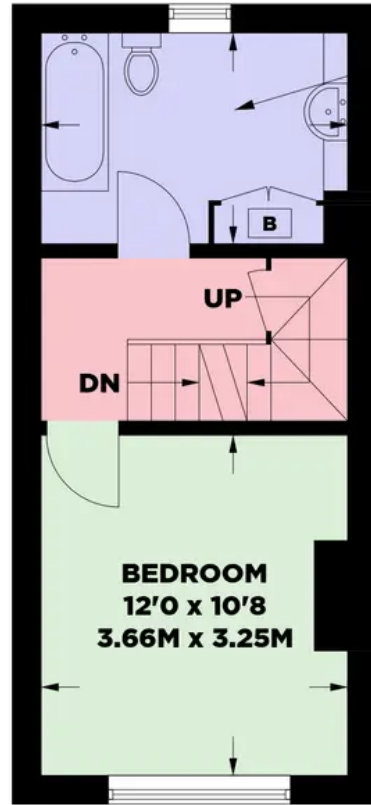
Site Plan



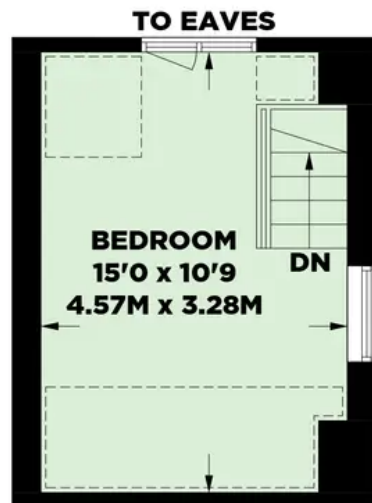
Lower Ground Floor
155 sq Ft / 14.4 sq M



Ground Floor
269 sq Ft / 25.0 sq M



First Floor
267 sq Ft / 24.8 sq M



Second Floor
158 sq Ft / 14.7 sq M

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Floor plan is for illustration and identification purposes only and is not to be used for legal purposes. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not floor plans. 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 shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB
has@mansellmctaggart.co.uk
mansellmctaggart.co.uk
 01273 843377
MANSELL McTAGGART
 Trusted since 1947

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- 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 tenure 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.