

FOR SALE



Kings Drive, Hassocks

3 Bedrooms, 2 Bathroom, Semi detached

£645,000



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- Comprehensive Extension & Modernisation
- Three -Five Bedrooms
- Modern Kitchen/Dining Room
- Two Bathrooms One Being A Wet Room



DESCRIPTION

A beautifully presented family home having been extended and modernised to provide generous and versatile accommodation. The flexibility of the accommodation ensures that it will appeal to a wide range of buyers with the added option of use up to five bedrooms including an attached garden/annex room with wet room. A stylish fitted kitchen /breakfast room opening on to the expansive rear garden two ground floor reception rooms, upstairs three bedrooms and a modern family bathroom. The property benefits from Gas fired central heating and UPVC double glazing **Internal inspection is considered essential to fully appreciate this cleverly designed home**.

OUTSIDE

FRONT GARDEN: Arranged to lawn with shrubs

GRAVELLED HARD-STANDING: Provides off street parking.

SHARED DRIVEWAY: Leads to:-

REAR GARDEN

130' in length (approximately) with a paved patio is a delightful sun trap and has been well tendered for many years. A substantial section of level lawn bordered and interspersed with various mature trees, shrubs, flower beds and wooded copse.

LOCATION

Kings Drive is very conveniently situated just off the Southern end of Grand Avenue away from the busy traffic and within a short level walk of the High Street. Hassocks provides a variety of facilities, including shops, a sub-post office (within Morrisons convenience store), Sainsbury's Local, The Sussex Grocer supermarket, and a modern health centre. Hassocks



mainline railway station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes) By road, access to the major surrounding areas and motorway network can be found approximately 3 miles to the South at Pyecombe

SCHOOLS
Kings Drive is within walking distance of nursery, primary and secondary schools. Downlands Secondary School, Windmills Primary School and Hassocks Infant School (see westsussex.gov.uk for admissions policy and catchment areas).

Council Tax Band D £2,246.40 2024/2025

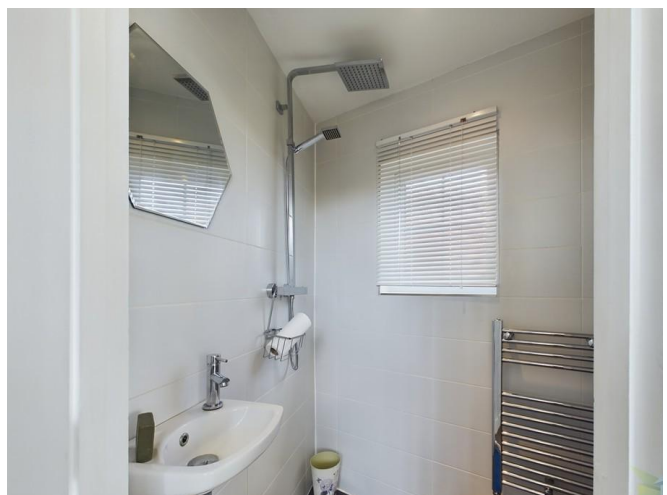
Local Authority Mid Sussex District Council

TENURE Freehold

SERVICES

Mains Gas
Mains Water
Mains Electric

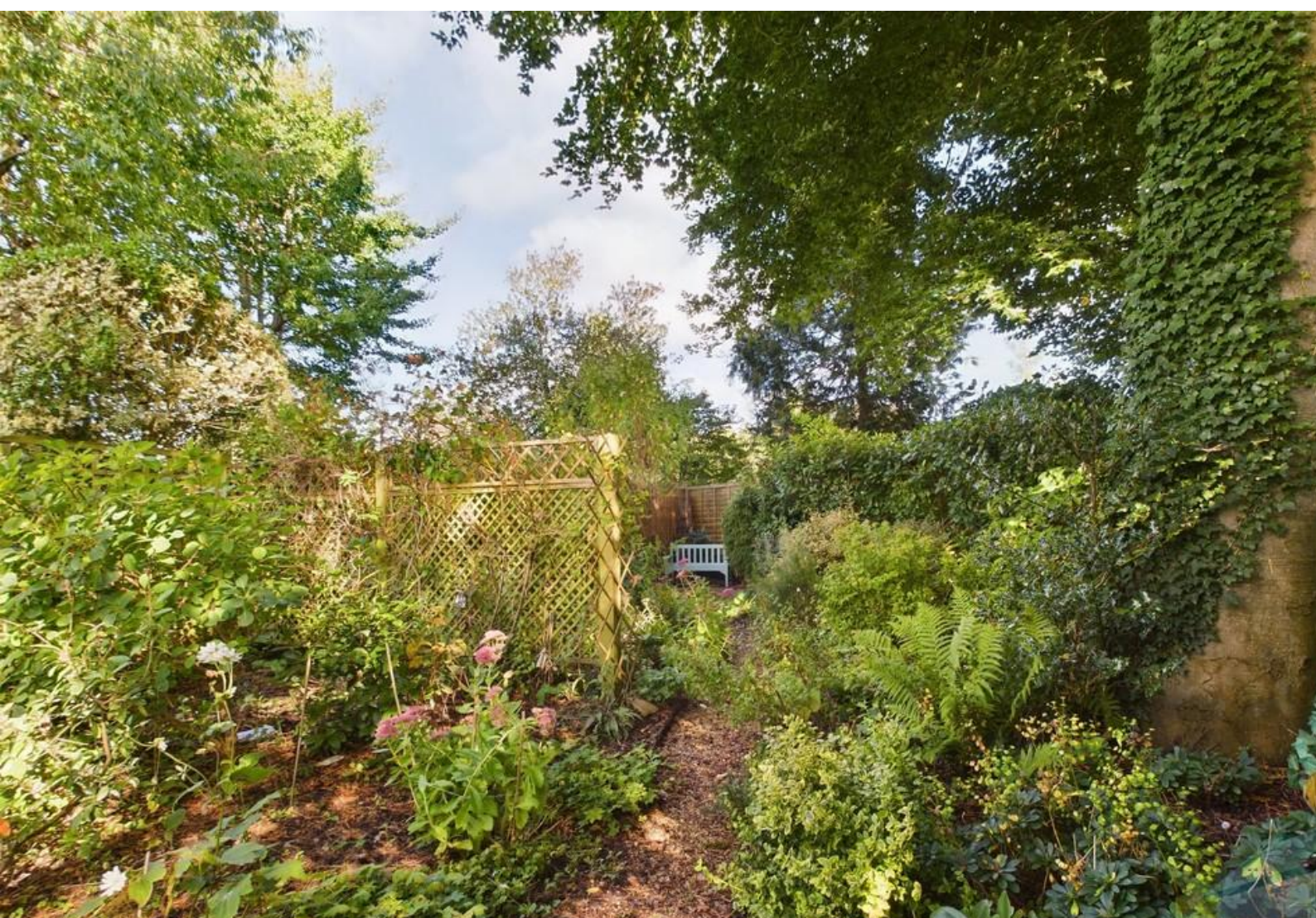
EPC D





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM





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