



## York Cottage Keymer Road, Hassocks, BN6 8QT

£525,000

This three bedroom cottage built in the 1800's situated over four floors offers good living space throughout, situated close to Keymer shops and within easy walking distance to Hassocks village. The property has a quirky feel and oozes both charm and character, as well as boasting stunning views to the south downs.



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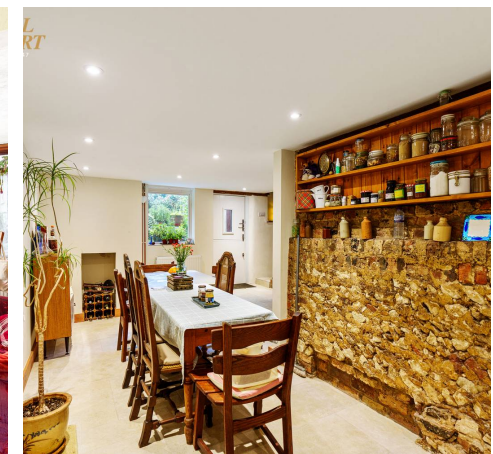


# York Cottage

Keymer, Hassocks

The accommodation is entered on the ground floor via an entrance porch leading into a large dual aspect living room with a wood burner (decorative only) and open feature fire place and a WC. On the lower ground floor there is a good sized kitchen dining area. The fitted kitchen has a selection of base level units, a four ring gas hob and integrated oven with grill and overhead extractor. There is a storage cupboard housing space for a fridge freezer and a door leading to the rear garden. On the first floor there are two good size bedrooms, one with views to the south downs and a family bathroom with panelled bath, over head shower attachment, WC and wash hand basin. On the second floor there is a large master bedroom with built in cupboards and eaves storage space and again beautiful views to the south downs.

Outside the south facing walled rear garden has a storage cupboard housing the Worcester combi boiler, and steps leading up to a mainly lawned area with a selection of planted and tree lined borders.





# York Cottage

Keymer, Hassocks

- Four storey character cottage
- 1800's three bedroom end of terrace
- South facing walled garden
- Kitchen diner
- Large living room
- Original features
- Good local amenities close by
- Large master bedroom
- EPC: E Council Tax: D
- Views to the south downs

Located in the Keymer conservation area within 50 meters of a small parade of shops, Church and village pub. 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 providing fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts. By road, access to the major surrounding areas and motorway network is easily accessed via the A23/M23 and A27.





29 Keymer Road, Hassocks, West Sussex BN6 8AB

has@mansellmctaggart.co.uk



mansellmctaggart.co.uk



01273 843377

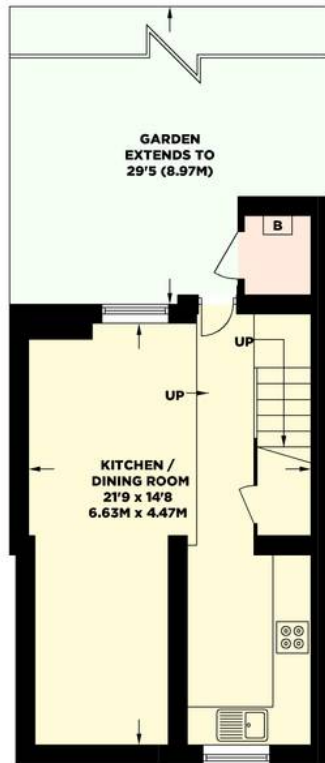
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# YORK COTTAGE

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)  
**1214 sq ft / 112.7 sq m**

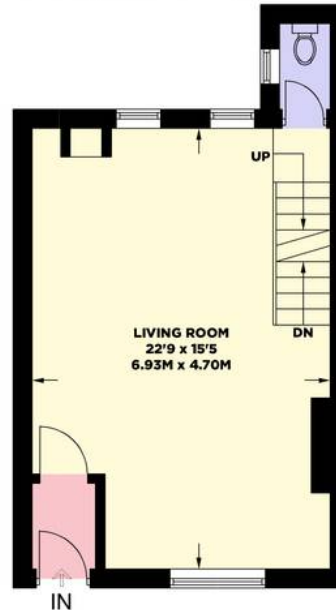
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)  
**1259 sq ft / 116.9 sq m**



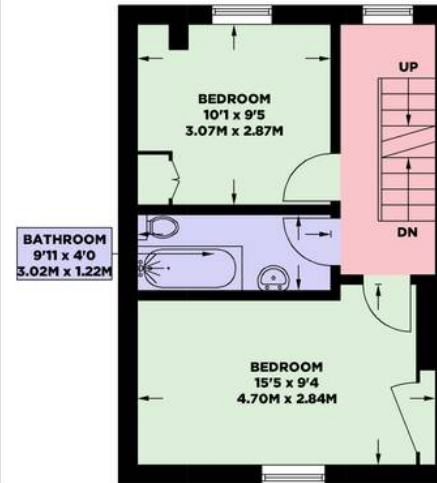
**Lower Ground Floor**  
**319 sq Ft / 29.6 sq M**



**Second Floor**  
**221 sq Ft / 20.5 sq M**



**Ground Floor**  
**367 sq Ft / 34.1 sq M**



**First Floor**  
**352 sq Ft / 32.7 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.

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

