



## 17 Belmont Close, Hassocks, BN6 9DW

£375,000

Two bedroom mid-terraced house conveniently located on the edge of the village within walking distance to main line railway station, open countryside and gastro food pub.



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# 17 Belmont Close

## Hassocks

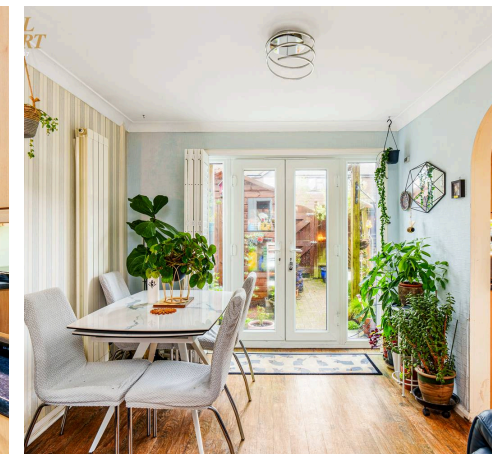
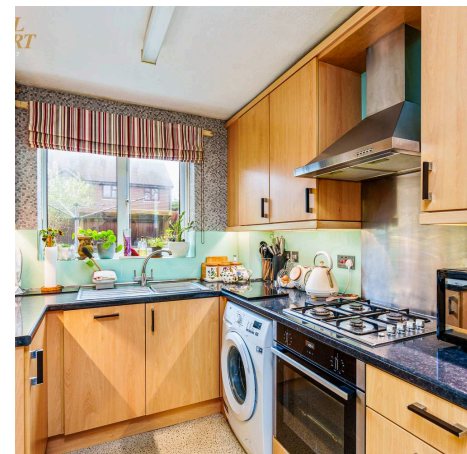
17 Belmont Close can be accessed by a pedestrian walkway which leads to a paved patio at the front of the property. The front door leads into the hall, with doors to all ground floor rooms and staircase leading to the first floor.

The lounge/diner runs from the front to the back with patio doors leading into rear garden. The kitchen is fitted at both eye and base level with stainless steel sink and draining board and a window overlooking the pretty rear garden.

The kitchen includes an integrated dishwasher, oven and gas hob and there is also space for a washing machine and fridge/freezer.

On the first floor there are two double bedrooms (master benefits from fitted wardrobes) and bathroom with contemporary white suite.

Outside to the rear is a pretty South facing patio garden with a useful storage shed and double gates leading to the parking space. Belmont Close is near to the Belmont recreation area and offers several countryside walking opportunities. This property is a must see for first time buyers and buy to let investors.





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## Hassocks

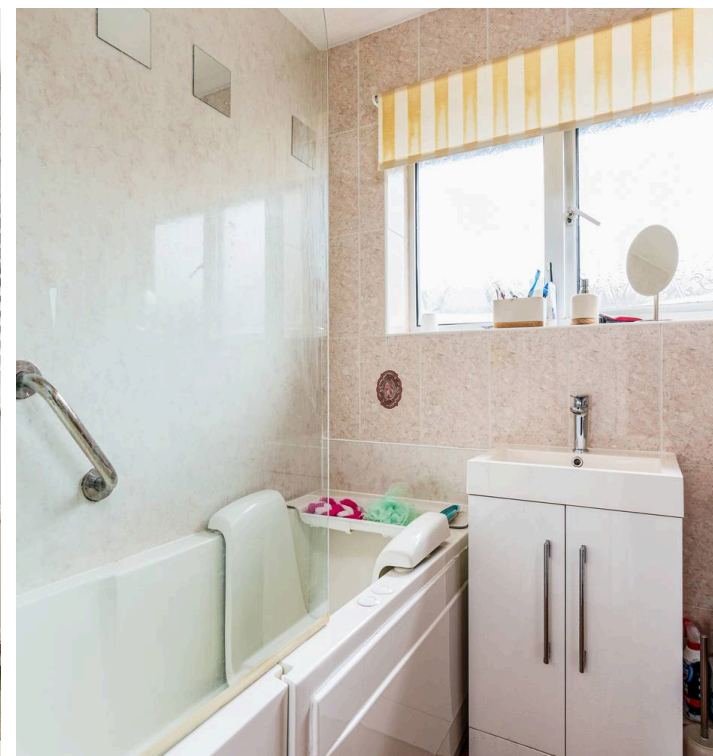
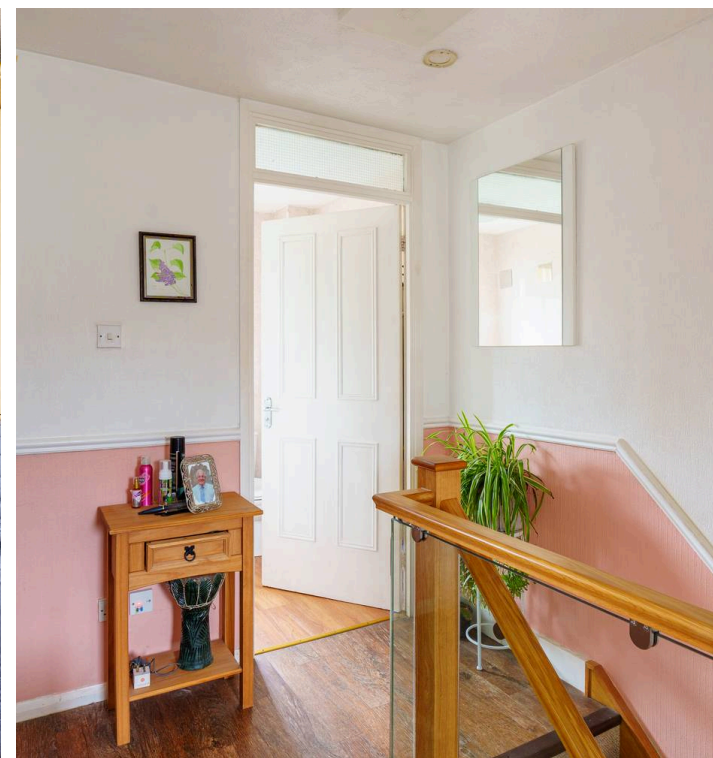
- Council Tax Band: B
- Window shutters in most rooms
- Fitted wardrobes in mater bedroom
- Contemporary white bathroom suite
- 2 bedroom mid-terraced property
- Karndean flooring throughout ground floor
- South facing pretty rear patio garden
- uPVC doors and window throughout
- Parking for 1 car

Hassocks village facilities include independent shops, cafes and restaurants, post office and modern health centre, as well as excellent infant, primary and secondary schooling. Independent schools are also well represented in the area with Hurst College in nearby Hurstpierpoint and Burgess Hill Girls both within three miles.

Open countryside is easily accessible with direct links to the South Downs Way and National Park. There is a bus stop a minute away with direct buses to Brighton.

**STATION** The property is within a ten-minute walk of Hassocks mainline railway station providing fast and frequent services to London (Victoria/London Bridge 55 minutes Gatwick International Airport and the South Coast (Brighton 15 minutes).

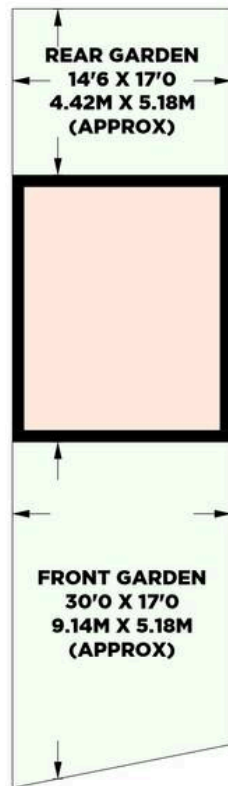
**BY ROAD** The A23 and in turn the entire motorway network can be found within approximately 3 miles.



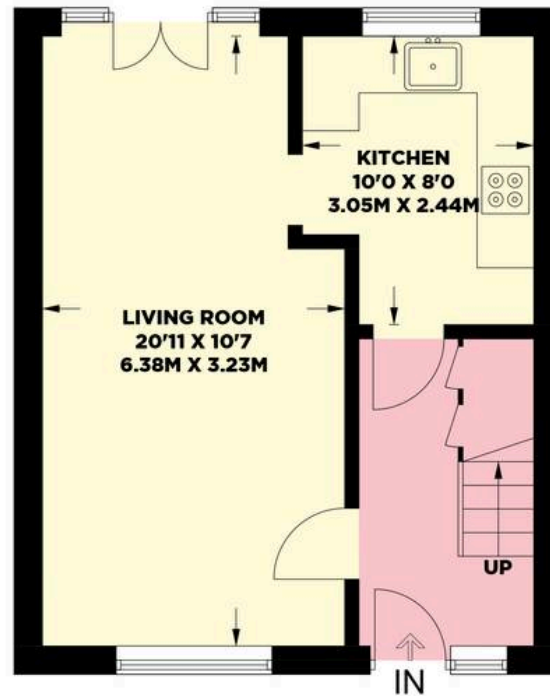
# 17 BELMONT CLOSE

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)  
**713 sq ft / 66.3 sq m**

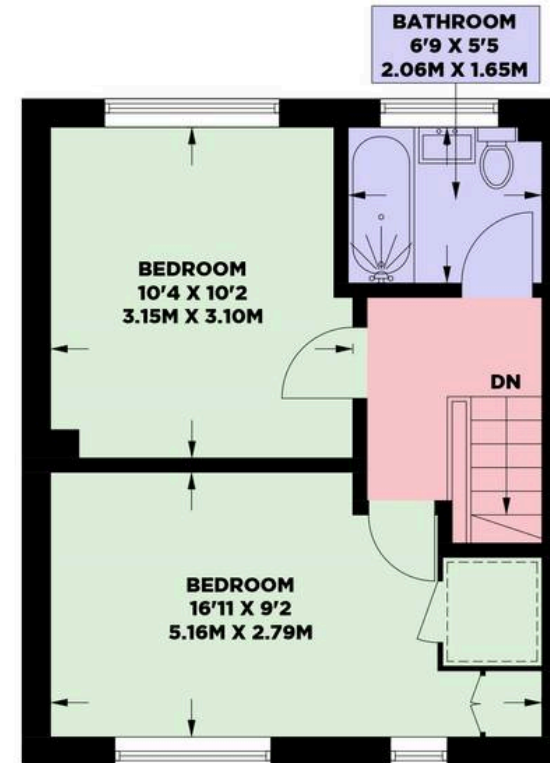
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)  
**726 sq ft / 67.5 sq m**



**Site Plan**



**Ground Floor**  
**366 sq Ft / 34.0 sq M**



**First Floor**  
**360 sq Ft / 33.5 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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Measurer**



Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display

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