



9 Wilmington Close, Hassocks, BN6 8QB

£625,000

This four bedroom detached family house situated in a central location within easy access to Hassocks village with all its local amenities, schools and access to Hassocks mainline station provides a perfect opportunity offering further extension potential STNPC. This property benefits as a vacant possession with no onward chain.



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9 Wilmington Close

Hassocks

The property comprises of the following specification; an entrance porch leading into an inner porch and a large understairs storage cupboard in the hallway. A dual aspect living room with sliding patio doors into the rear garden and a central feature York stone built gas fireplace. The dining room houses a wall mounted 'Glow Worm' boiler and leads into the kitchen which has a selection of wall and floor mounted units, space for washing machine, oven and fridge freezer, with side door access to the rear garden.

On the first floor, the landing has two cupboards, one of which houses the hot water tank, and loft hatch access. There are four bedrooms, three of which having integrated storage cupboards, and a family bathroom with a walk-in shower cubicle, basin and w/c.

Outside, the rear garden has a patio leading onto a lawned area with surrounding borders and a shed. Side gate access to the front and side door access into the garage which has power/lighting with twin doors and off road parking for one car. The property has uPVC double glazing and gas central heating.



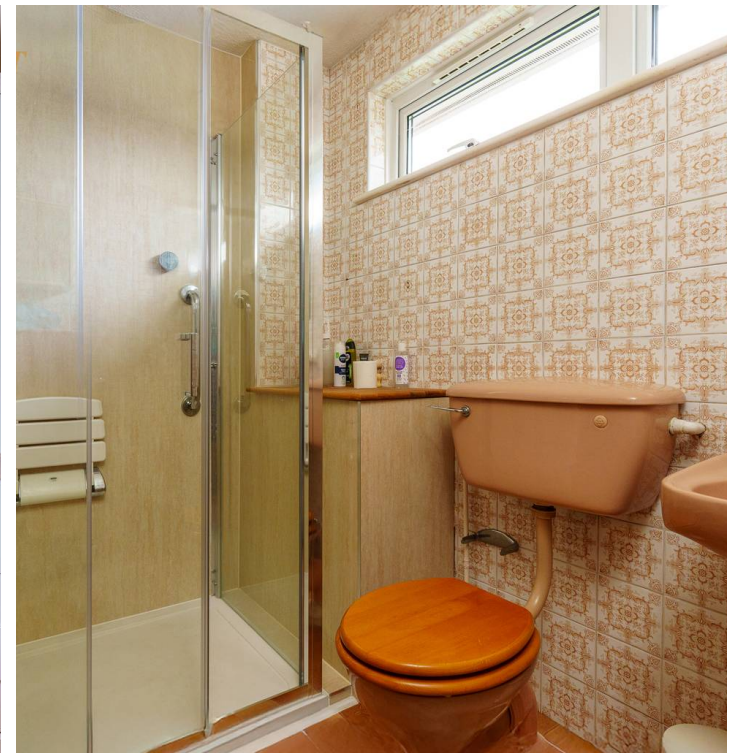
9 Wilmington Close

Hassocks

- Four bedroom detached house
- Central village location
- In need of modernisation
- Potential to extend STNPC
- No ongoing chain
- Off road parking
- Garage
- Gas central heating
- Family bathroom
- Energy performance rating C - Council tax band E

Wilmington Close is located just off Keymer Road in the heart of Hassocks, in a small residential close with a central green and shortcut to Adastral Park (ideal for families). Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre. The market town of Burgess Hill is two miles to the north and to the south the business and entertainment centre of Brighton is some eight miles. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

STATION Hassocks mainline railway station within half a mile provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).



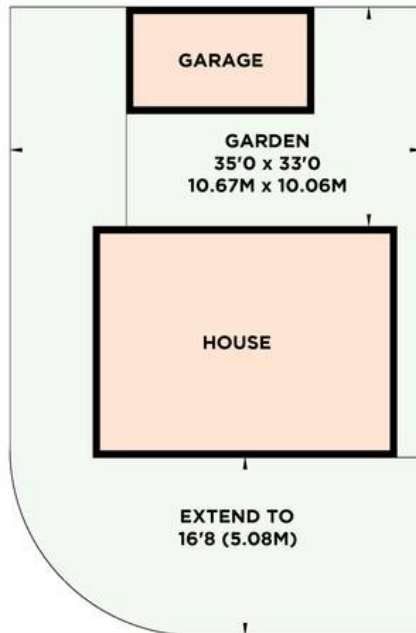
9 WILMINGTON CLOSE

APPROXIMATE GROSS INTERNAL AREA

108.8 sq m / 1171 sq ft

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS & GARAGE)

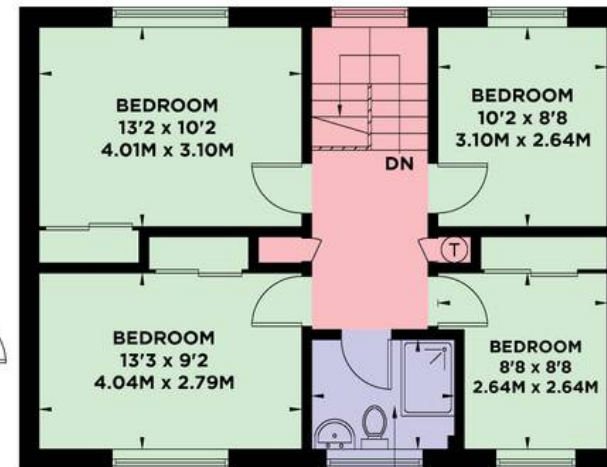
14.8 sq m / 159 sq ft



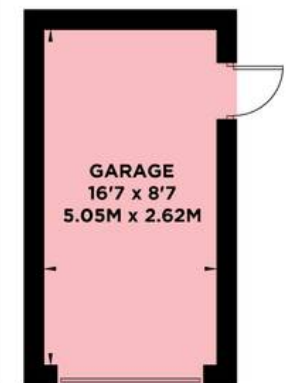
Site Plan



Ground Floor
54.5 sq m / 586 sq ft



First Floor
54.3 sq m / 584 sq ft



Garage
13.1 sq m / 141 sq ft
(Not shown in actual location / orientation)

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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 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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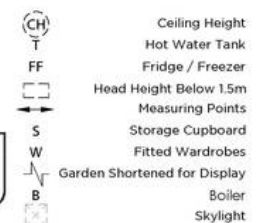


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