



16 The Quadrant
KEYMER | WEST SUSSEX | BN6 8BP

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Situation

An updated and well presented detached bungalow set in a corner plot with off street parking and a garage

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

Thoughtfully updated over the years, this two bedroom detached bungalow occupies a central position within its plot with gardens enveloping the property on three sides. The sizable sitting room is centred around a charming decorative fireplace and hearth that provides an attractive focal point. The kitchen/dining room has been stylishly appointed with a comprehensive range of contemporary fitted cabinetry and integrated appliances offering both functionality and refined presentation, ideal for everyday living and relaxed entertaining. Two well proportioned double bedrooms are positioned to the front of the property and are serviced by a sleek, modern bathroom complete with separate shower cubicle. The landscaped gardens wrap around the property, predominantly laid to lawn and complemented by a substantial paved terrace designed for ease of maintenance. The private rear garden provides an excellent setting for outdoor entertaining, combining a generous patio area with an additional expanse of lawn. To the rear, a driveway offers off road parking for a couple of vehicles and access to the garage.



Overview

Kitchen

- » Modern wall and base units
- » Oak block worksurfaces with 'Butler style' sink
- » Inset 4 ring electric hob
- » Modern extractor fan over
- » Integrated dishwasher
- » Integrated fridge freezer
- » Integrated eye level microwave
- » Space for washing machine



Bathrooms

- » Panelled bath
- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite concealed cistern
- » Inset wash hand basin with a selection of cupboards under
- » Heated ladder style towel radiator



Specification

- » Wall mounted gas fired boiler located in the kitchen
- » Drive with off street parking
- » Garage

External

The property is approached via a timber gate leading onto a paved patio area attractively interspersed with mature shrubs. The garden extends to both the front and side, predominantly laid to lawn and enclosed by timber fencing. To the rear, a paved driveway provides off street parking for two vehicles and access to the garage. The enclosed rear garden offers a further area of lawn alongside a paved patio area ideal for outdoor entertaining.





Transport Links

Hassocks Train Station	approx. 0.8 mile
Haywards Heath Train Station	approx. 7.7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.5 miles
Gatwick Airport	approx. 28 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

The Quadrant, Keymer, BN6 8BP

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 91.8 sq m / 988 sq ft

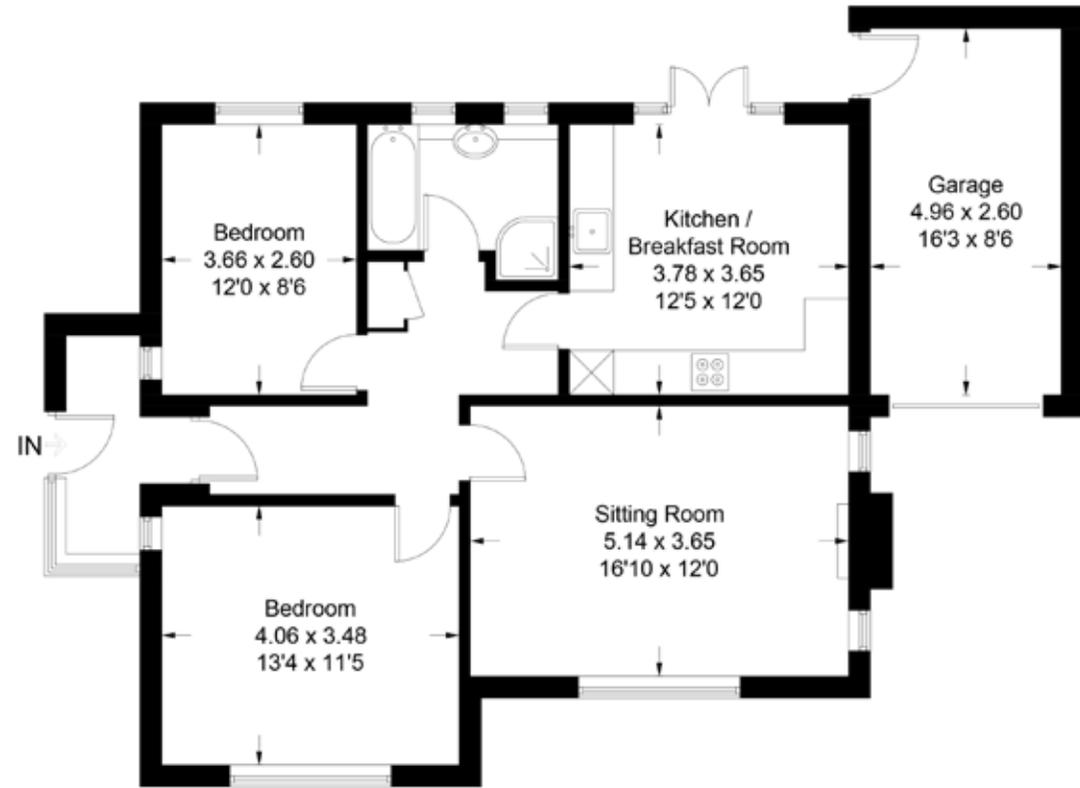


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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