



Flat 2, Stafford House

EWART CLOSE | KEYMER | WEST SUSSEX | BN6 8FJ

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Situation

A sizable apartment of approximately 1,329 sq ft, arranged over two floors set in a convenient location benefiting from a rear garden and allocated parking for 2 cars

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.

This exceptional apartment was converted approximately five years ago to an exacting specification of Sigma Homes. Arranged over two floors, the accommodation has been thoughtfully designed, with all principal rooms enjoying a double aspect to maximise natural light and enhance the sense of space. Every element has been meticulously considered, combining original period features such as high ceilings and large bay windows, with sleek contemporary styling. The double-aspect kitchen/breakfast room features elegant two-tone cabinetry, contrasting Silestone worktops and a range of 'Bosch' integrated appliances. The sizable double aspect sitting room has an attractive, focal feature fireplace and is wonderfully light with large bay windows and finished with bespoke plantation shutters. Both bedrooms are generous doubles, each with fitted wardrobes. The principal suite benefits from a luxurious en-suite bathroom, while the second bedroom enjoys its own en-suite shower room. The rear garden is predominantly laid to lawn and is a blank canvas for any budding gardener. The apartment benefits from its own private car port, along with an allocated private parking space for one car.



Overview

Kitchen

- » Hi gloss wall and base units
- » Silestone worksurfaces
- » Inset sink
- » Inset 'Bosch' induction hob with extractor fan over
- » Integrated 'Bosch' combination oven
- » Integrated 'Bosch' electric oven
- » Integrated 'Bosch' washing machine
- » Integrated 'Bosch' dishwasher
- » Engineered oak flooring

Bathrooms

Two en-suites service both bedrooms benefitting from fully fitted white suites comprising a panelled bath with hand shower attachment, fully tiled shower cubicle, low level w.c. suite with concealed cisterns, wash hand basins, and heated ladder style towel radiators.

Specification

- » Remainder of AHCI Warranty
- » Underfloor heating to the cloakroom/w.c., en-suite shower room and en-suite bathroom
- » Car port and additional car parking space (2 in total)
- » Rear garden

External

The property is approached oversteps to the front communal door. Side access to the rear garden is via a timber gate where the garden is laid to lawn and bordered by a combination of laurel hedging and timber fencing.





Transport Links

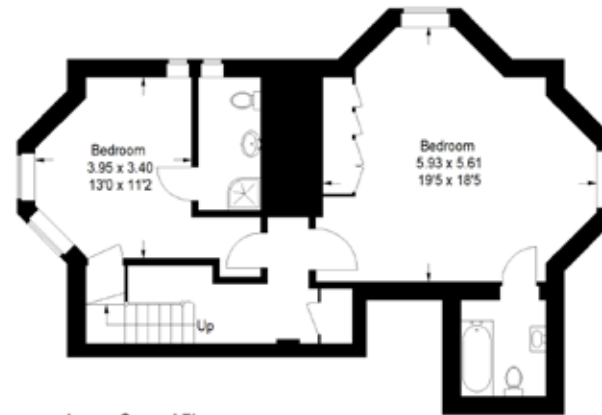
Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.6 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 25 miles

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.

Stafford House, Ewart Close, Hassocks BN6 8FJ

Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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