



For Sale: offers in excess of £300,000
Birch Way, West Sussex, BN6

- Two Bedroom House
- Two Parking Spaces
- Popular Location
- No Onward Chain

Arington 

Arington are pleased to offer this well presented two bedroom, both with ensuite end of terrace house situated in the popular Clayton Mills development just off Mackie Avenue in the heart of Hassocks village. The property has recently been redecorated, has two allocated parking spaces and a west facing rear garden. The property is offered with no onward chain so an early inspection is recommended to fully appreciate what this property has to offer.

Hassocks

Hassocks lies at the foot of the South Downs, 7 miles North of Brighton and below the landmark of Clayton Mills or Jack & Jill. Hassocks benefits from a main train station on the line from London to Brighton, and good road links via the A23. The history of Hassocks is difficult to establish as the area was first populated during the stone age, for which evidence in the form of tools and dwellings have been found in the area of Stonepound crossroads and the surrounding parkland, where a Roman cemetery was also found. The population of Hassocks is now recorded as 7667 in the 2011 census.

Hassocks has a wide variety of local amenities including shops, bars, restaurants and cafes. The community has a choice of schooling between Hassocks Infant School and Windmills Junior School, to be followed by Downlands Community School. Hassocks has many clubs and societies along with Hassocks Golf Club.



Room Details

Entrance Hall

Downstairs wc 5'8" x 2'9" (1.73m x 0.84m)

Kitchen 10'0" x 6'2" (3.05m x 1.88m)

Living Room 18'7" x 12'8" (5.66m x 3.86m)

Bedroom 1 12'9" x 8'3" max (3.89m x 2.51m)

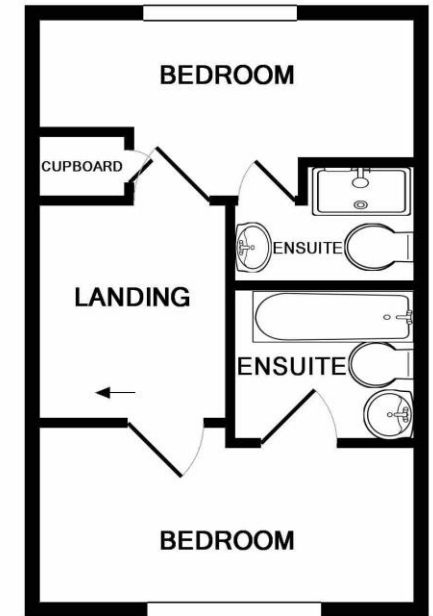
En suite 6'3" max x 6'2" (1.91m x 1.88m)

Bedroom 2 12'9" max x 11'4" max (3.89m x 3.45m)

En suite 6'2" max x 5'11" max (1.88m x 1.80m)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

