



**2 Queens Drive**  
Hassocks, West Sussex. BN6 8DF



**Mark Revill & Co**



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£550,000

This imaginatively remodelled and extended semi-detached chalet style home offers contemporary open plan living arranged over two floors. The bright and well designed accommodation has the benefit of gas central heating and double glazing and incorporates a splendid sitting room opening to a dining room and quality fitted kitchen both with a vaulted skylight ceiling, 2 ground floor bedrooms and a modern bathroom and on the first floor there is the main bedroom and a stylish shower room. There is off road parking to the front offering space for 2 vehicles and a five bar gate provides access to the side with a covered paved area and the attractive rear garden laid mainly to lawn enjoys a favoured southerly aspect.

Queens Drive is located immediately off Grand Avenue in this much favoured established location just a short walk to the bustling village of Hassocks which offers good local shops, amenities, Adastrahall, well regarded infant, junior and community schools and a mainline station providing a fast and frequent service to London (about 55 minutes). The A23 lies 3 miles to the west offering a direct route to the motorway network, Gatwick





airport is just over 19 miles to the north and the cosmopolitan city of Brighton and the coast is 8.8 miles to the south. There are several golf courses in the vicinity, Hickstead Showground and Plumpton Racecourse are close by and the South Downs National Park is close at hand offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Hall** uPVC double glazed front door. Radiator with shelf over. Ceiling downlighters. Opening to:

**Inner Hall** Radiator. Ceiling downlighters. Staircase to first floor.

**Sitting Room** 11'9" x 11' (3.58m x 3.35m) TV aerial point. Radiator. Ceiling downlighters. Wide opening to:

**Dining Room** 9'7" x 8'7" (2.92m x 2.62m) Vaulted ceiling incorporating 4 double glazed Velux skylights. Radiator. Ceiling downlighters. Double glazed doors flanked by tall double glazed windows to rear garden.

**Excellent Kitchen** 10'9" x 10'8" (3.28m x 3.25m) Comprehensively fitted with a quality range of high gloss fronted units with wood effect laminate work surfaces comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work top, cupboards, drawers, integrated **dishwasher** and **washing machine** beneath. Wall cupboard with roller door. Built-in Bosch brushed steel **electric oven**, fitted Bosch brushed steel **4 ring gas hob** and extractor hood over flanked by wall cupboards. Tall pull out wire shelved larder unit, adjacent integrated tall **fridge and freezer**. Work top and kick board lighting. Double glazed window. Vaulted ceiling incorporating 4 double glazed Velux skylights. Wood effect vinyl flooring. Double glazed door to outside.

**Bedroom 2** 11'7" x 10'11" (3.53m x 3.33m) Double glazed window with fitted vertical blinds. Radiator. Ceiling downlighters.

**Bedroom 3** 11'9" x 8'10" (3.58m x 2.69m) Double glazed window with fitted vertical blinds. Radiator. Ceiling downlighters.

**Bathroom** White suite comprising bath with mixer tap, independent shower over, fully tiled surround, glazed screen, wall mounted basin with mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator with ventilated high level shelf over. Extractor fan. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

## FIRST FLOOR

**Landing** Double glazed Velux skylight. Ceiling downlighter.

**Bedroom 1** 14'4" x 13'0" (4.37m x 3.96m) With sloping ceilings on either side, one wall timber clad. Built-in cupboard housing Glow worm gas boiler. Eaves storage. TV aerial point. Telephone point. Double glazed window. Radiator. Ceiling downlighters.

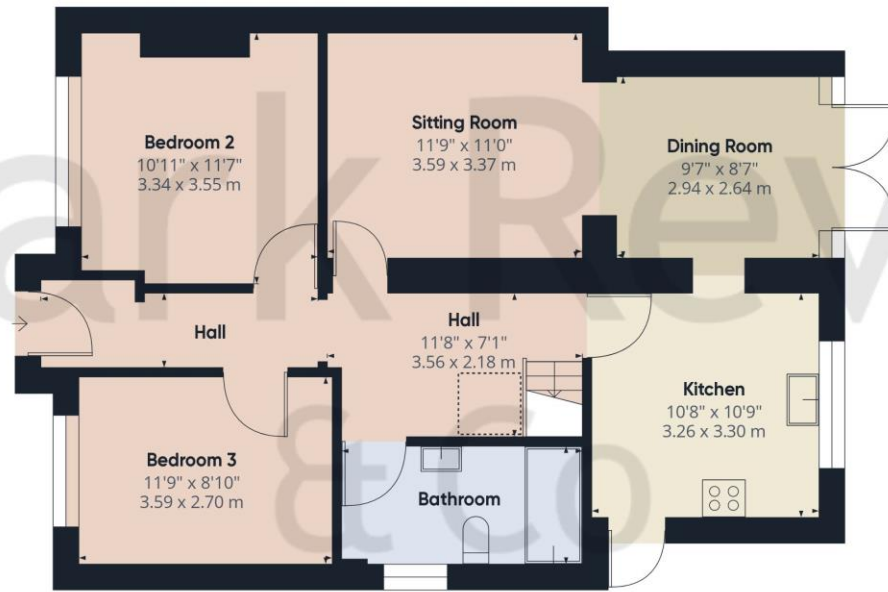
**Shower Room** With sloping ceilings on either side. Walk-in shower with glazed screen, wall mounted basin with single lever mixer tap, close coupled wc, shelf unit. Double glazed Velux skylight. Radiator. One wall fully tiled. Vinyl flooring.

## OUTSIDE

**Off Road Parking To The Front** Offering space for 2-3 vehicles.

**Attractive South Facing Rear Garden** Extending to a maximum of 34 feet (10.36m) in length. Level, arranged mainly as well kept lawn with paved sun terrace and pathway adjacent to the property, variety of shrubs and trees including acer, palm camelia, bamboo etc planted along the boundary. **Timber shed** (about 14' x 7'). The garden is fully enclosed by timber fencing. Covered paved area to the side with water tap and 5 bar gate to front.





Ground Floor

Approximate total area<sup>(1)</sup>

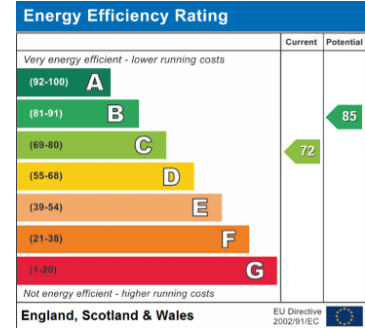
1060.02 ft<sup>2</sup>  
98.48 m<sup>2</sup>

Reduced headroom

67.52 ft<sup>2</sup>  
6.27 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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