





23 The Fairway

Hassocks,

A well-presented three bedroom semi-detached house, with garage and driveway, with upgraded kitchen and bathrooms by the original developers, as well as additional ethernet ports in all rooms. This property also benefits from a landscaped garden and home office with power, lighting and internet connection. This house is a must-view for any young families looking for a balanced, family home.

Front

Front garden with areas of lawn and mature border shrubs, patioed path leading to the uPVC double glazed front door which brings you into the

Hallway

Downstairs mostly laid with Amtico flooring, doors to all rooms, carpeted stairs to first floor landing

Downstairs cloakroom

Low level w/c, basin with vanity storage underneath, uPVC double glazed frosted window for ventilation.

Living room

Dual aspect, bright room, with uPVC double glazed windows to front and side, carpeted, multiple power sockets throughout, space for multiple sofas and TV unit.

- Council tax band: E – Energy performance rating: B, Annual Service Charge: £446.61



23 The Fairway

Hassocks,

Open plan kitchen/diner

The open plan kitchen/diner sits at the rear of the property with a uPVC double glazed window looking into the garden with a set of uPVC double glazed French patio doors leading out as well.

Bedroom one

A good size double with uPVC double glazed window to the front, fitted wardrobes with sliding mirrored doors, feature wood panelled wall and door to en-suite shower room.

Bedroom two

Another good size double, uPVC double glazed window to rear garden

Bedroom three

Single bedroom currently used as office with additional storage, uPVC double glazed window to rear garden.

Bathroom

Shower over bath with screen, low level w/c, basin, Amtico flooring, towel radiator, extractor fan and uPVC double glazed window for ventilation.

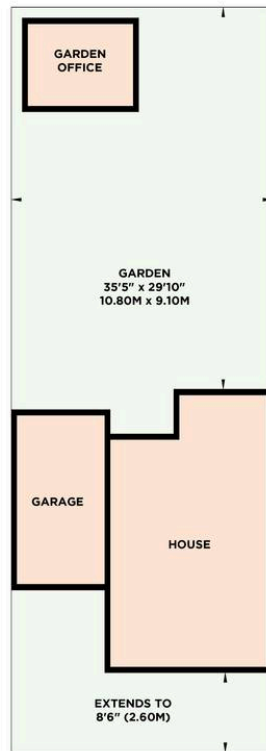
Outside: Patio area for outside seating/dining with outdoor electrical sockets, area of lawn, some shrubs and beds border the garden, outside tap, door into garage

Office room: Timber office room with power, lighting, internet connection and electric radiator.

Garage: Single garage with up and over door, loft timbers fitted for potential overhead storage, power and lighting, rear door into garden and side door into utility.

Driveway for one car

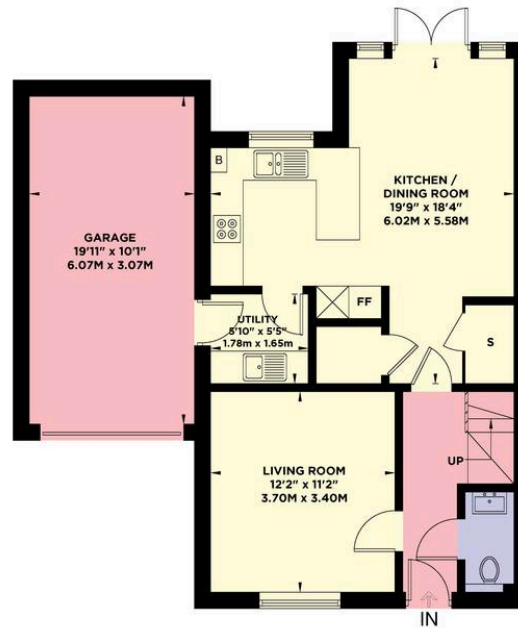




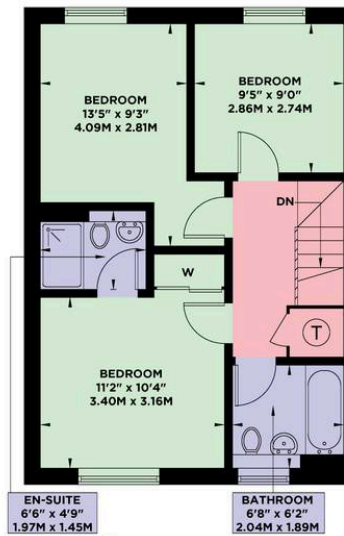
Site Plan

BESPOKE
PROPERTY MARKETING

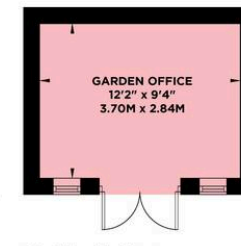
Copyright Bespoke Property Marketing 2025
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPPS2). 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.



Ground Floor
50.9 sq m / 548 sq ft



First Floor
45.9 sq m / 494 sq ft



Outbuildings
28.9 sq m / 311 sq ft

THE FAIRWAY

APPROXIMATE GROSS INTERNAL AREA

96.8 sq m / 1042 sq ft

LIMITED USED AREAS OF

28.9 sq m / 311 sq ft



CH
T
FF
Head Height Below 1.5m
Measuring Points
S
W
J
B
Boiler
Skylight

Ceiling Height
Hot Water Tank
Fridge / Freezer
Head Height Below 1.5m
Measuring Points
Storage Cupboard
Fitted Wardrobes
Garden Shortened for Display
Boiler
Skylight



Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.