





3 Lodge Lane

Hassocks,

A grade II listed, two double bedroom terraced cottage with accommodation arranged over three floors. A 50' long enclosed rear garden with a 12'4 x 9' brick built workshop at the end of the garden. Views to the South Downs National park are enjoyed from the upper elevations.

Solid wood front door to:-

Porch: quarry tiled floor, 2 windows, panelled glazed door to:-

Sitting Room: feature cast iron log burner, built in shelving and storage unit, uPVC double glazed sash style window to front. Radiator, doorway to:-

Kitchen/ Dining Room: wood shaker style units at base level under laminate wood edged worktops, 1 half bowl 1 drainer stainless steel sink unit, space and plumbing for washing machine, space for underwork top fridge and freezer, integrated oven and stainless steel four ring gas hob. Tiled floor and splashbacks, radiator, uPVC double glazed sash style window to rear. Door to rear garden. Space for small table and chairs, stairs to:-



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First Floor

Landing: radiator, stairs to second floor, doors to bedroom two and bathroom.

Bedroom Two: wardrobe/understairs storage cupboard, radiator, uPVC double glazed window to front.

Bathroom/WC: white suite, panel enclosed bath with shower over, low level WC, wash hand basin, half wood panelled walls, concealed combi boiler, copper pipe heated towel rail, uPVC double glazed sash window to rear.

Second Floor:

Bedroom One: double aspect, 'Velux' window to front, uPVC double glazed window to rear with views to the South Downs National Park, radiator, cupboard, bespoke storage, loft hatch.

Outside

Rear Garden: patio, greenhouse, raised brick planter with specimen tree, hedgerow, side access, lawn & borders, ornamental pond, covered log store.

Workshop: light and power, independently fused, window's and door to rear garden.

Small area of Front Garden

Tenure: Freehold

Council tax band: C – Energy performance rating (not required as Listed)





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