



**MANSELL  
McTAGGART**  
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**36 Avenue De Warrenne, Hassocks, BN6 8FP**

**In Excess of £500,000**





## 36 Avenue De Warenne

Hassocks,

Situated on the Ockley Park development built by Taylor Wimpey, this immaculately presented three bedroom, three storey, semi detached house offers great living accommodation as well as its own driveway and garage. Internal viewing is highly recommended.

The entrance hallway has stairs rising to the first floor, a good size utility room with a WC and wash hand basin and an 'Ideal' combi boiler as well as eye level and base storage units and an integrated washing machine. The modern open planned fitted kitchen has a selection of wall and floor mounted units, integrated dishwasher, eye level oven and grill, fridge freezer, four ring gas hob with overhead extractor fan, the living room adjoins the kitchen with French doors onto the rear garden. New shutters are fitted throughout the property.



On the first floor the landing has a useful storage cupboard and two good size bedrooms as well as a family bathroom with panelled bath, overhead shower, wash hand basin and WC. On the second floor there is a large dual aspect master bedroom with eaves storage and an en suite shower room with cubicle, wash hand basin and WC.

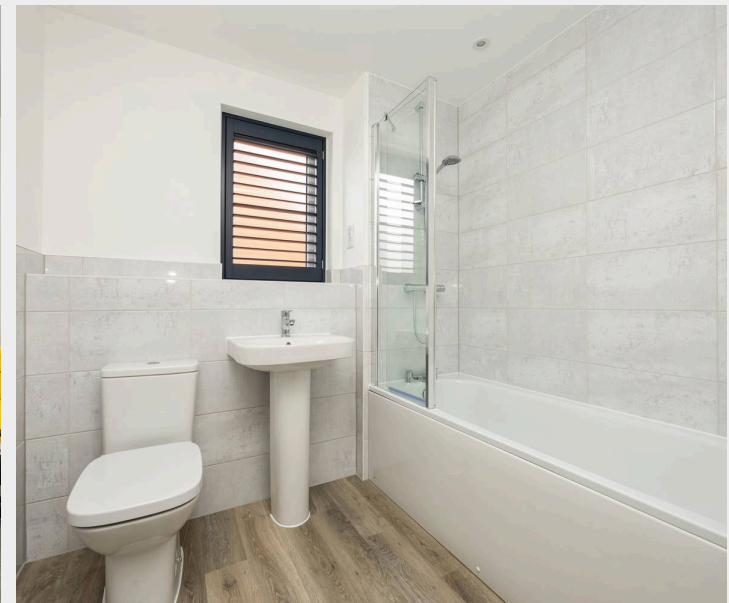


# 36 Avenue De Warenne

Hassocks, Hassocks

Outside the enclosed rear garden has a patio area leading onto lawn with gated side access, the front has a private driveway with parking for two cars and an electric car charging point and a garage with up and over door with power and lighting.

- Three bedroom semi detached house built in 2024
- Off road parking for up to three cars
- Garage
- Secluded rear garden
- Remainder of NHBC warranty
- Ockley Park development
- Open planned living with shutters throughout
- Master with en suite
- EPC: B Council tax: E,
- Service Charge: £171.00 per year



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Ground Floor  
Approximate Floor Area  
416.0 sq ft  
(38.7 sq m)

First Floor  
Approximate Floor Area  
416.0 sq ft  
(38.7 sq m)

Second Floor  
Approximate Floor Area  
379.0 sq ft  
(35.2 sq m)

Garage  
Approximate Floor Area  
194.0 sq ft  
(18.1 sq m)



Approximate Gross Internal Area (Excluding Garage) = 112.6 sq m / 1211.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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