



**MANSELL
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1 Station Approach East, Hassocks, BN6 8HN
£500,000



1 Station Approach East

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A uPVC front door leads into the spacious hall where the stairs rise to the first floor, there are two built in understairs storage cupboards, a uPVC double glazed window to the rear elevation and real wood flooring that continues through the ground floor reception rooms.

The sitting room is dual aspect with large uPVC double glazed windows to both the side and rear elevations, a mock period style fireplace forms the focal point for the room, a part glazed door leads into the re-fitted kitchen/breakfast room and a wide opening through to the formal separate dining room.

The dining room is bay fronted with sash style uPVC double glazed bay windows and attractive plantation style shutters/blinds, the dining room similarly has a mock fireplace in a period style with storage cupboards and wall shelving in the chimney recesses.

The kitchen/breakfast room was re-fitted in 2006 with a white contemporary range of units at both eye and base level with a contrasting dark wood solid butchers block style worktops an area of which has space for breakfast stools beneath. The gas fired boiler was new in 2023. The kitchen leads into a rear utility lobby where there is space for a tall fridge-freezer, washing machine and a tumble dryer on top, uPVC double glazed double doors lead out to the rear garden.



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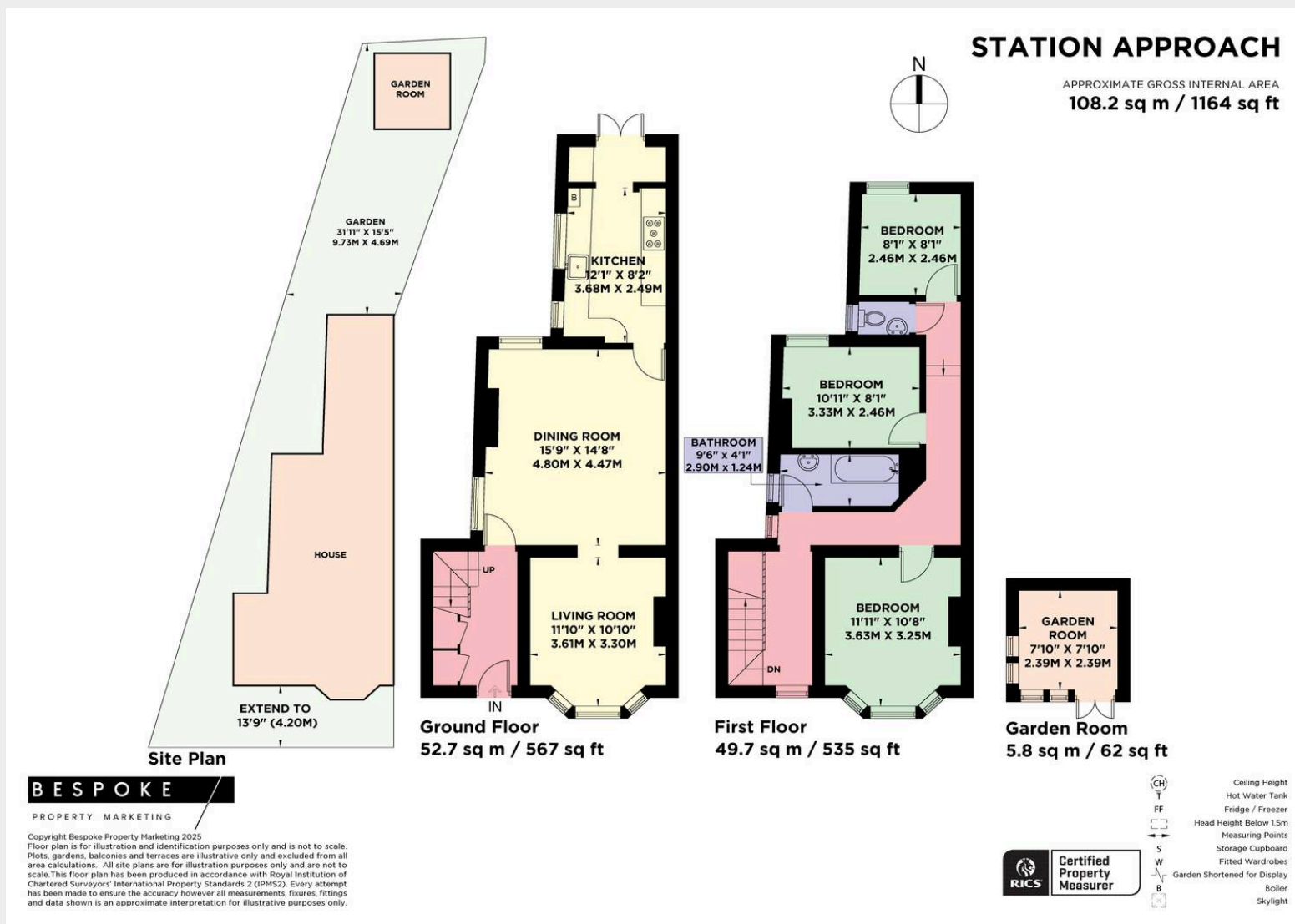
Hassocks,

On the first floor landing there is a large loft hatch with pull down ladder to the loft space, this is considered suitable for conversion subject to obtaining any necessary consents. The main bedroom is bay fronted and matching the dining room beneath it has fitted plantation style shutters/blinds. Bedroom two has an outlook to the rear elevation as does bedroom three. The cloakroom was re-fitted in 2009 with a white suite of both low level wc and a wall mounted wash hand basin. The family bathroom was re-fitted in 2018 with a white suite with a chrome twin headed shower unit over the bath and a glass shower screen, the bathroom is fully tiled and includes an opaque glazed window.

Outside, there is a driveway parking space for one car and steps up to the front door. A side gate and pathway lead to the paved rear garden which measures 47' in length and is enclosed by fencing and an old wall. A garden room was installed in 2016 with power a great addition to sit in and relax or could serve a purpose as a home office for those needing/wanting to work from home.

- Neutrally decorated Victorian three bedroom semi-detached family home
- Kitchen/breakfast room with rear utility lobby
- Double aspect sitting room with real wood flooring
- Separate bay fronted dining room also with real wood flooring
- Three first floor bedrooms
- Council tax band D
- Energy performance rating E





Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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