



**MANSELL  
McTAGGART**  
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**41 Barton Way, Hassocks, BN6 8FR**  
**£450,000**





## 41 Barton Way

Hassocks,

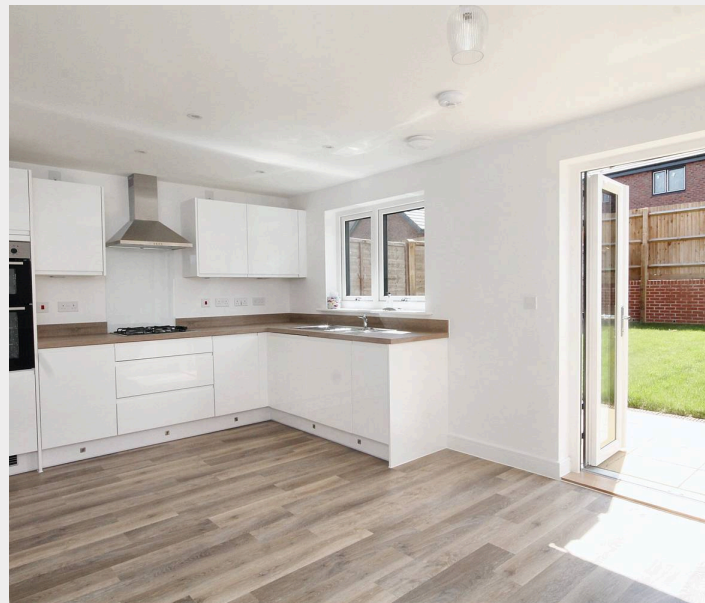
Situated on the Ockley Park development built by Taylor Wimpey, this well-presented three bedroom, semi-detached house offers living accommodation with a spacious kitchen/diner as well as a south facing rear garden and driveway for two cars with PodPoint EV charger. Internal viewing is highly recommended, this property benefits from a vacant possession with no onward chain.

### Front

Front garden planted with shrubs and topped with bark chippings, driveway for two cars with a PodPoint EV Charger mounted to the side of the house, solar panels for electricity on roof, pathway leading to uPVC triple glazed front door, with a frosted floor to ceiling uPVC triple glazed window beside it, accessing the hallway

### Hallway/living room

The hallway and living room are semi-open plan to allow natural light to fill all areas of the downstairs. There is a small cupboard just left of the entrance housing the fuseboard, phone point and internet point. The hallway also contains doors to the kitchen/diner at the rear, a downstairs cloakroom with low level w/c, basin and radiator, stairs to the first floor with large space for storage underneath and the living room at the front of the house. The living room is a bright area with a large uPVC triple glazed window to the front, space for sofas and chairs, multiple power sockets including an XL power socket/TV point and a radiator.





# 41 Barton Way

Hassocks,

## Kitchen/diner

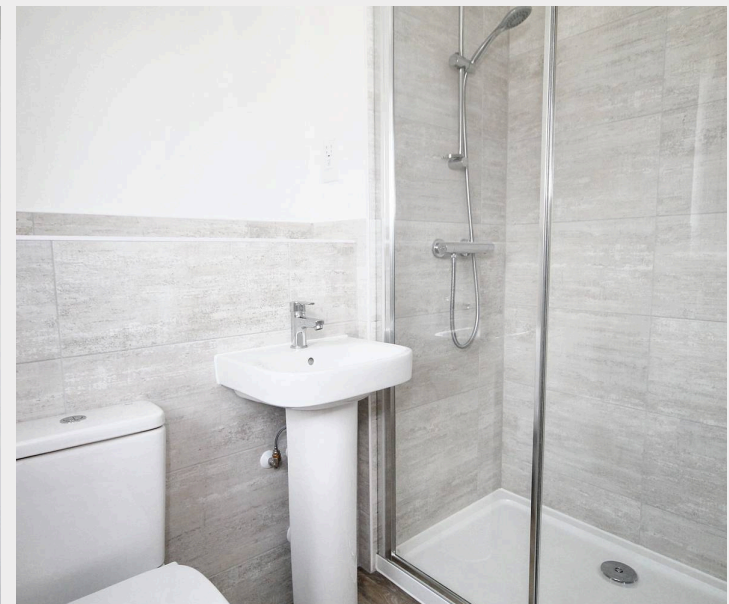
A large bright room due to the uPVC triple glazed window and uPVC triple glazed French patio doors accessing the rear garden. The kitchen is fitted with a useful number of eye and base level white gloss units with laminate wood countertops, 4 ring gas hob with extractor hood overhead, integrated chest-high Zanussi oven/grill, integrated Zanussi fridge/freezer, integrated Zanussi dishwasher and a stainless steel 1 ½ bowl sink with draining board underneath the window facing the rear garden.

**Bedroom one:** large double with additional space for freestanding storage, uPVC triple glazed window facing the front and door accessing en-suite shower room. **En-suite** containing a low level w/c, basin, large shower cubicle with sliding shower door, towel radiator, Amtico flooring, a frosted uPVC triple glazed window and extractor fan for ventilation.

**Bedroom two and three:** both good size doubles each with a uPVC triple glazed window overlooking the rear garden.

**Bathroom:** containing low level w/c, basin, bath, towel radiator, Amtico flooring, frosted uPVC double glazed window and extractor fan for ventilation  
Sunny, south facing, rear garden with good size patio area, garden laid to lawn, large storage shed and side access to the front.

**Council Tax band: C - EPC: A**





**Ground Floor**  
45.1 sq m / 485 sq ft

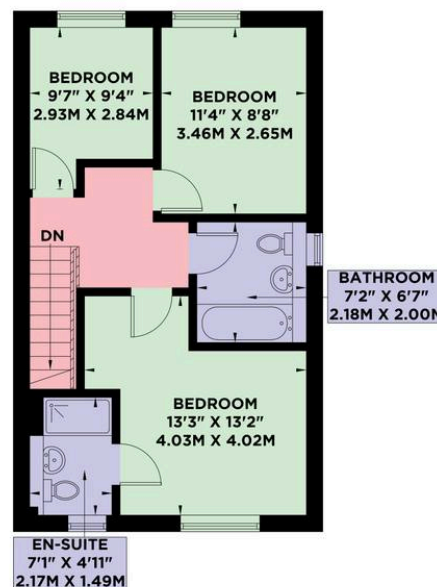
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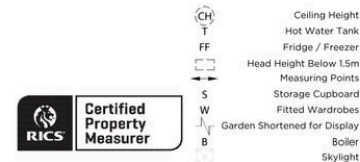


## BARTON WAY

APPROXIMATE GROSS INTERNAL AREA  
**90.1 sq m / 969 sq ft**  
INCLUDING LIMITED USE AREA OF  
**0.2 sq m / 2 sq ft**



**First Floor**  
44.9 sq m / 483 sq ft



## Mansell McTaggart Hassocks

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McTAGGART**  
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