





6 Station Cottages

Hassocks,

Front

The cottage has an allocated space which is wide enough to fit two cars. There is a small courtyard garden suitable for some potted plants with a wooden stable style door that leads into the cottage. Inside, there is a small porch for coats and shoes with a door leading into;

Living room

Laid with Karndean flooring, uPVC double glazed window to front with fitted Venetian blinds, wood burner, fitted cupboard concealing fuseboard, additional storage and TV space. There is a door then leading to;

Kitchen/dining room

Also laid with Karndean flooring, with a number of base level wooden white units with laminate wood countertops, stainless steel sink with draining board, AEG freestanding 4-ring gas hob/grill/oven, space and plumbing for a washing machine, space for a fridge freezer, uPVC double glazed window to rear courtyard and door leading outside. There is then room for a table plus additional storage as required. Stairs lead to the first floor.

First floor

Wooden stairs lead to the first floor with doors to both bedrooms and upstairs bathroom.

- **Council tax band C – Energy performance rating D**



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Bedroom one

A good size double room, carpeted, space for king size bed with freestanding storage. There is a cast iron feature fireplace, fitted storage cupboard, loft hatch accessing storage and uPVC double glazed window to the front. The combi boiler can be found in the loft space.

Bedroom two

A small double bedroom, currently used as an office room, but previously used as a double bedroom with hardwood flooring, fitted cupboard with hanging rail and space for a small chest of drawers underneath, and uPVC double glazed window to rear.

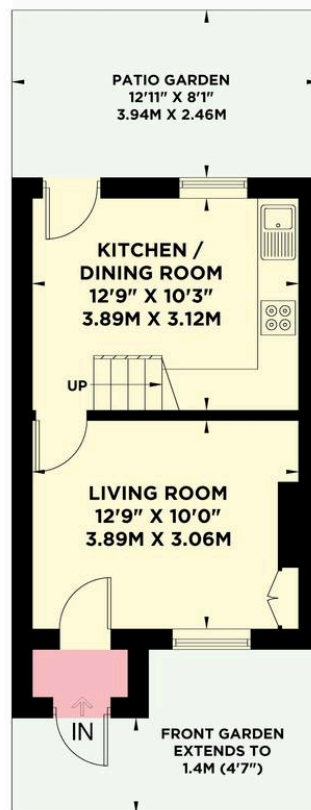
Bathroom

Laid with linoleum flooring, white suite comprising of low level w/c, basin and bath with power shower. Fully tiled walls with uPVC double glazed window for natural ventilation.

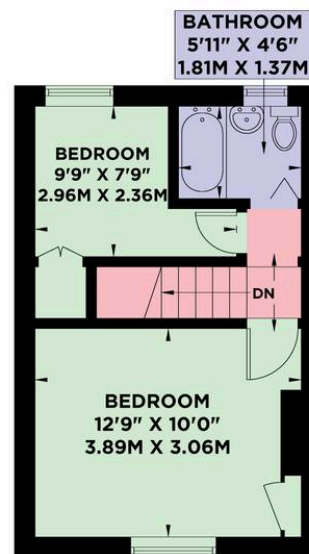
Rear courtyard: private courtyard garden leading from kitchen with space for outside seating and dining, space for raised beds/potted plants and a small storage unit. There is a rear gate which leads you to the resident allocated gardens, the owners' patch comprises of neatly manicured lawns, mature shrubs, trees and a number of flower beds. There are two sheds remaining and a separate area which is currently used for composting.

****Agents note**** the additional garden is leased land which belongs to Network Rail. The residents of Station Cottages have private access to this land and are the only ones able to access this area. This comes with a small cost of £114pa.





Ground Floor
25.9 sq m / 278 sq ft



First Floor
24.5 sq m / 263 sq ft

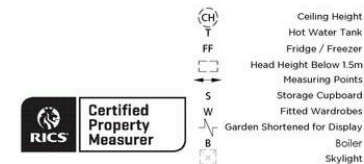
STATION COTTAGES

APPROXIMATE GROSS INTERNAL AREA
50.4 sq m / 541 sq ft



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