





## 23 Kings Drive

### Hassocks

A four/five bedroom semi-detached house, with a previous loft conversion adding in two extra bedrooms and shower room, in central Hassocks location within close proximity to High Street, schools and mainline train station, benefitted with an 80' West facing rear garden with potential to extend further STANPC.

- Attractive 1930s semi-detached house with original features
- Living room with large bay window and open fireplace
- Kitchen/diner with doors leading to canopy seating area
- Four good size bedrooms with fifth bedroom/office room
- Bathroom to first floor and shower room to second floor
- Shared driveway leading to garage with private driveway for 1 car
- 80' West facing rear garden
- Potential to extend further STANPC
- Central Hassocks location within close proximity to shops, schools and mainline train station
- Council tax band: D – Energy performance rating: E



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**Living room** : Original hard wood flooring, a good size, bright, sitting room with large wooden window to front elevation.

**Kitchen/dining room** : Original hard wood flooring, a number of eye and base level olive laminate units with granite-effect laminate wood countertops, freestanding dishwasher, rangemaster oven/hob with extractor hood overhead, freestanding American-style fridge freezer.

**Bedroom 1** is a large double, bright room with large wooden bay window with views to front, hardwood flooring, plentiful space for a bed and wardrobes/freestanding storage.

**Bedroom 2** is another good size double, space for bed/storage with a uPVC double glazed window overlooking rear garden.

**Bedroom 5/Office** is a single bedroom, currently used as an office room, wooden window to front elevation.

### Bathroom

Carpeted stairs lead to the **second floor landing** with doors accessing both bedrooms and shower room.

**Bedroom 3** a good size double with two Velux double glazed windows with fitted blackout blinds, access to eaves storage, space for bed and storage.

**Bedroom 4** another good size double, space for bed and storage.

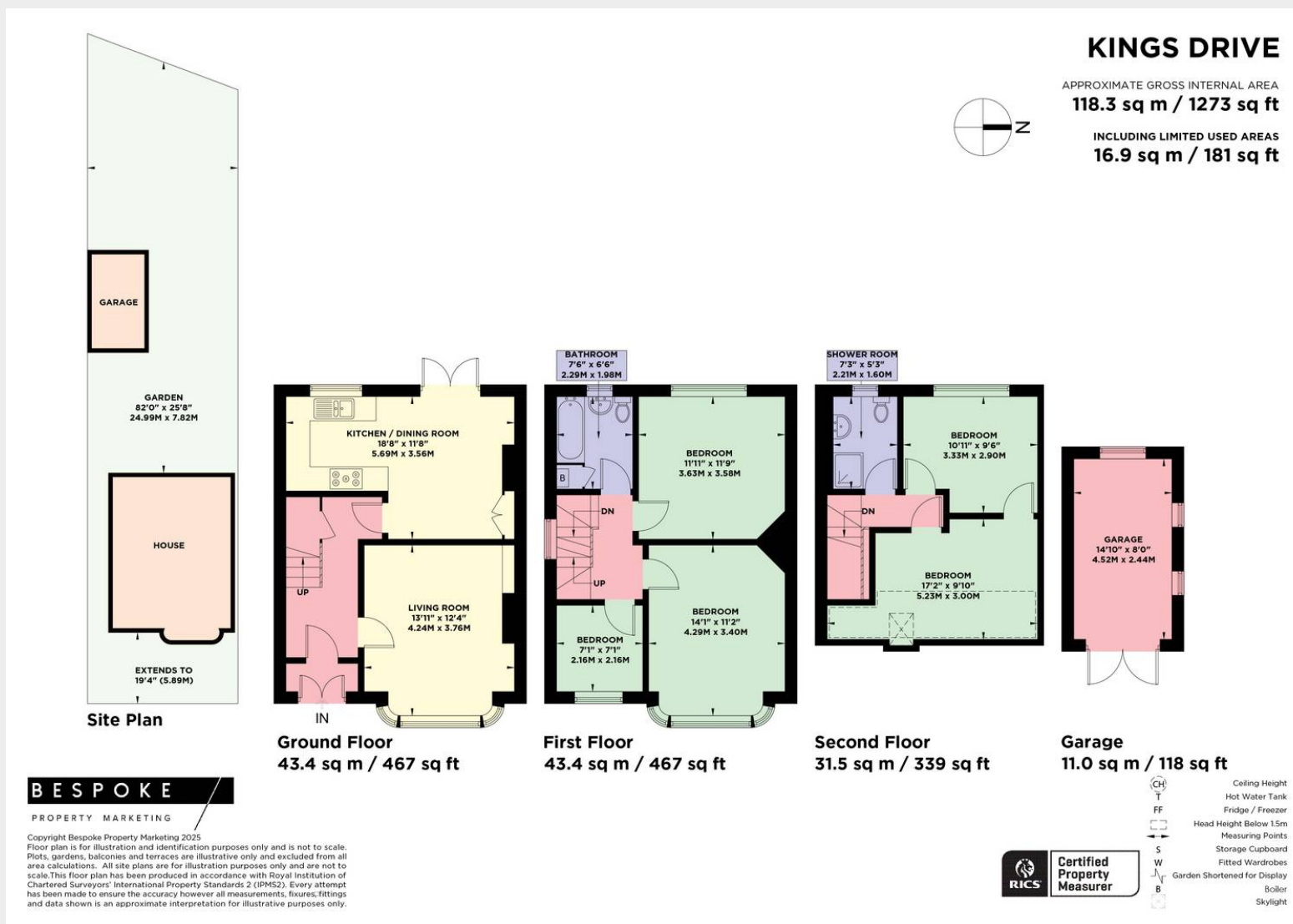
**N.B. these bedrooms have a connecting door between them.**

### Shower room

### Rear garden

West facing rear garden measuring approximately 80' long, access to detached garage.





# Mansell McTaggart Hassocks

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