





2 Reed Close

Hassocks,

Front: the front garden is a wrap-around corner plot with mature border shrubs, area of lawn to the side, and shingles to the front with a path leading to the uPVC front door which leads into;

Hallway: laid with LVT Click flooring, recently laid within the last year, through to the kitchen/diner and w/c, with doors accessing all rooms, understairs cupboard, floor to ceiling fitted storage cupboard and downstairs cloakroom consisting of low level w/c, basin with vanity storage, radiator and extractor fan.

Living room: a carpeted, bright dual aspect room with uPVC double glazed windows to front and bay window to the side both with fitted blinds. This is a spacious family room with multiple power sockets throughout and lots of floor space to allow different configurations to suit your needs.

Kitchen/dining room: a large, dual aspect room with uPVC double glazed window to front and uPVC double glazed bi-fold doors to the rear garden. The kitchen was recently refitted and consists of a number of eye and base level black units with gold handles topped with custom made Quartz countertops.

Utility area: the current owners opened up the enclosed utility room to create a more spacious kitchen area and had floor-to-ceiling white storage units.

First floor: carpeted stairs lead to the first floor carpeted landing with doors to all rooms, an airing cupboard with hot water tank and stairs to second floor.



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Bedroom two: This is the main bedroom on this floor, a carpeted good size double bedroom with uPVC double glazed window to the front with fitted blinds, a fitted wardrobe and space for further storage as required. There is an **en-suite** off this bedroom.

Bedroom three: another good size double carpeted bedroom.

Bedroom four: a carpeted single bedroom with uPVC double glazed window to side with fitted blinds. A perfect size room for a nursery or home office.

Second floor: carpeted stairs lead to the second floor carpeted. Doors to the bedroom, shower room and fifth bedroom which has been reconfigured into a dressing room.

Bedroom one: a carpeted large, dual aspect, double bedroom with uPVC double glazed windows to front and side both with fitted blinds. There is space for a super-king bed and some freestanding storage.

Bedroom five/dressing room: a carpeted room that the current owners had converted from a bedroom into a dressing room by having wall to wall fitted wardrobes and shelves added. There is a uPVC double glazed window to the front with fitted blinds.

Shower room: tiled floor and part tiled walls consisting of low level w/c, basin, single shower cubicle and extractor fan for ventilation.

Rear garden: bifold doors from the kitchen/diner lead into the fully enclosed rear garden with a patio area for outside seating and dining, an area of artificial lawn and a side gate leading to the allocated parking.

Outside office: the garage at the rear of the garden has been converted into an office room with power, lighting, hard wired internet connection and electric radiator heating. **Allocated parking** can be found in front of the garage, accessed from Reed Close, to the rear of the property.

Council Tax band: E, EPC: C



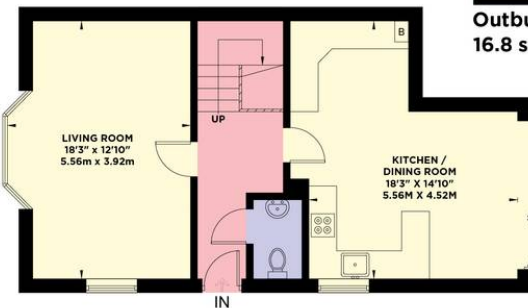
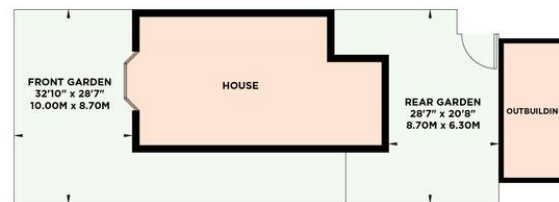
REED CLOSE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING STORE)

147.7 sq m / 1589 sq ft

INCLUDING LIMITED USED AND GARDEN OFFICE AREA

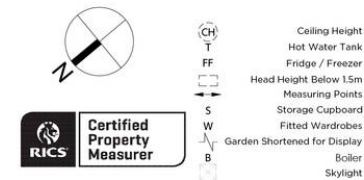
14.2 sq m / 152 sq ft



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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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