





3 Bonny Wood Road

Hassocks,

A detached four bedroom family home with a lovely long 77' secluded South facing rear garden backing directly onto protected woodland and yet within a few minutes walk of the village shops, schools and main line railway station. Offered for sale with early vacant possession and no onward chain.

Entrance Vestibule: uPVC double glazed window's and front door, low level storage cupboards, tall cupboard that houses electric meters etc. Opaque glazed window's and door to:-

Hall: stairs to first floor, doors to Kitchen/Breakfast room and to Living/Dining room, door to:-

Cloaks/Shower Room: champagne coloured suite, low level WC, wash hand basin, shower tray with 'Mira' shower unit.

Double Aspect Lounge/Dining Room: fireplace with fitted coal effect gas stove, x 1 night storage heating, uPVC double glazed window's to front and rear, opaque glazed window and door to:-

Double Aspect Kitchen/Breakfast Room: pine fronted eye and base level units, part tiled and part laminate worktops, stainless steel 1 and quarter sink unit, gas 'AGA' range, ceramic hob, stainless steel electric oven, integrated dishwasher, integrated fridge and freezer, washing machine, understairs shelved storage cupboard, partially vaulted ceiling in breakfast area, x 2 uPVC double glazed window's to side. Width of room range of bi-fold uPVC double glazed doors to rear garden.



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Landing: uPVC double glazed window to rear. Airing cupboard, hatch with pull down ladder to loft.

Double Aspect Bedroom One: built in wardrobes, night storage heater, uPVC double glazed window's to front and side with views.

Bedroom Two: built in wardrobe, night storage heater, uPVC double glazed window to front.

Double Aspect Bedroom Three: electric radiator, uPVC double glazed window's to side and rear.

Bedroom Four: night storage heater, uPVC double glazed window to side.

Family Shower Room: Champagne coloured low level WC and pedestal wash hand basin, white oversized shower cubicle, chrome radiator/towel rail, part tiled walls. uPVC double glazed window.

Tarmac Driveway: parking for 3-4 cars, mature planted border.

Carport: covered parking and access to:-

Brick Built Garage and adjoining Workshop/Store:

Garage: electric roller door, polycarbonate roof, uPVC double glazed door to rear garden.

Store: water tap, windows and door to rear garden.

South Facing Rear Garden: 77' long, backing directly onto protected woodland, wonderfully secluded, stone paved patio's and pathway, level lawns, mature stocked borders, electric sun awning.

Council Tax: F, EPC: D



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Approximate Gross Internal Area (Excluding Garage) = 116.56 sq m / 1254.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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