



**MANSELL
McTAGGART**
Trusted since 1947



44 Wentworth Road, Hassocks, BN6 9SQ

Guide Price **£400,000 – £425,000**



44 Wentworth Road

Hassocks,

A well presented two bedroom semi detached house situated on the Bellway homes development built in 2022 in a quiet location within a 10 minute walk to Hassocks village and mainline station offering good links into both London and Brighton. Internal viewing is strongly recommended.

On the ground floor the entrance hallway has stairs rising to the first floor, a WC, and a modern fitted kitchen with a selection of eye level and base units, granite worksurfaces, four ring gas hob, integrated extractor fan, integrated fridge freezer, washing machine, dishwasher and 'ideal logic' combi boiler. The living room has a useful storage cupboard with space for a tumble dryer and French doors onto the rear garden.



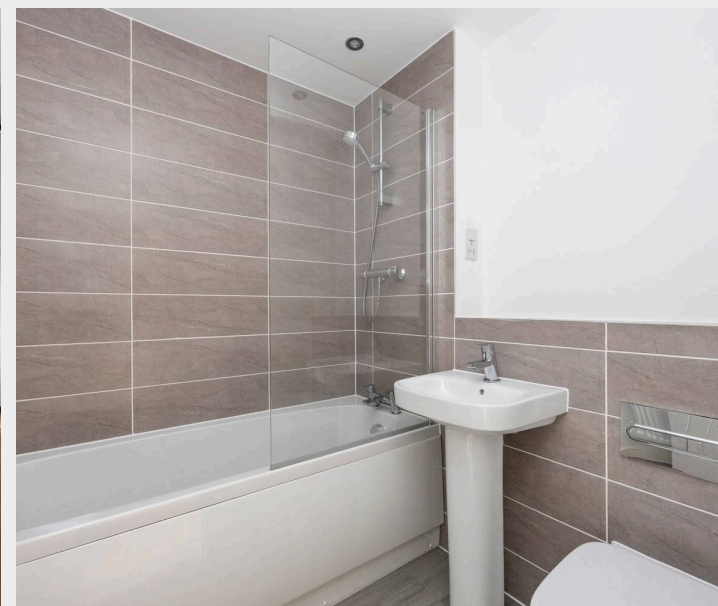
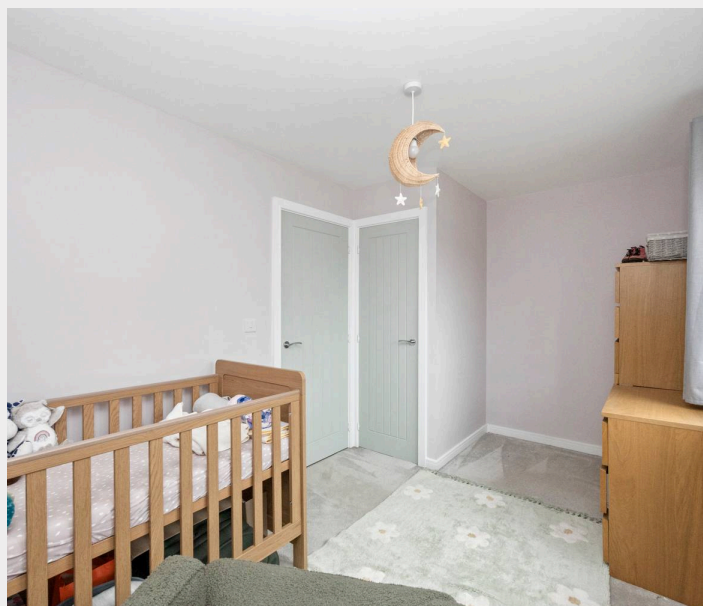
On the first floor the landing has access to loft space, two good size bedrooms both with integral storage and the master having built in wardrobes and an en suite shower room with its own cubicle, WC and wash hand basin. The family bathroom has a paneled bath, over head shower, WC and wash hand basin.

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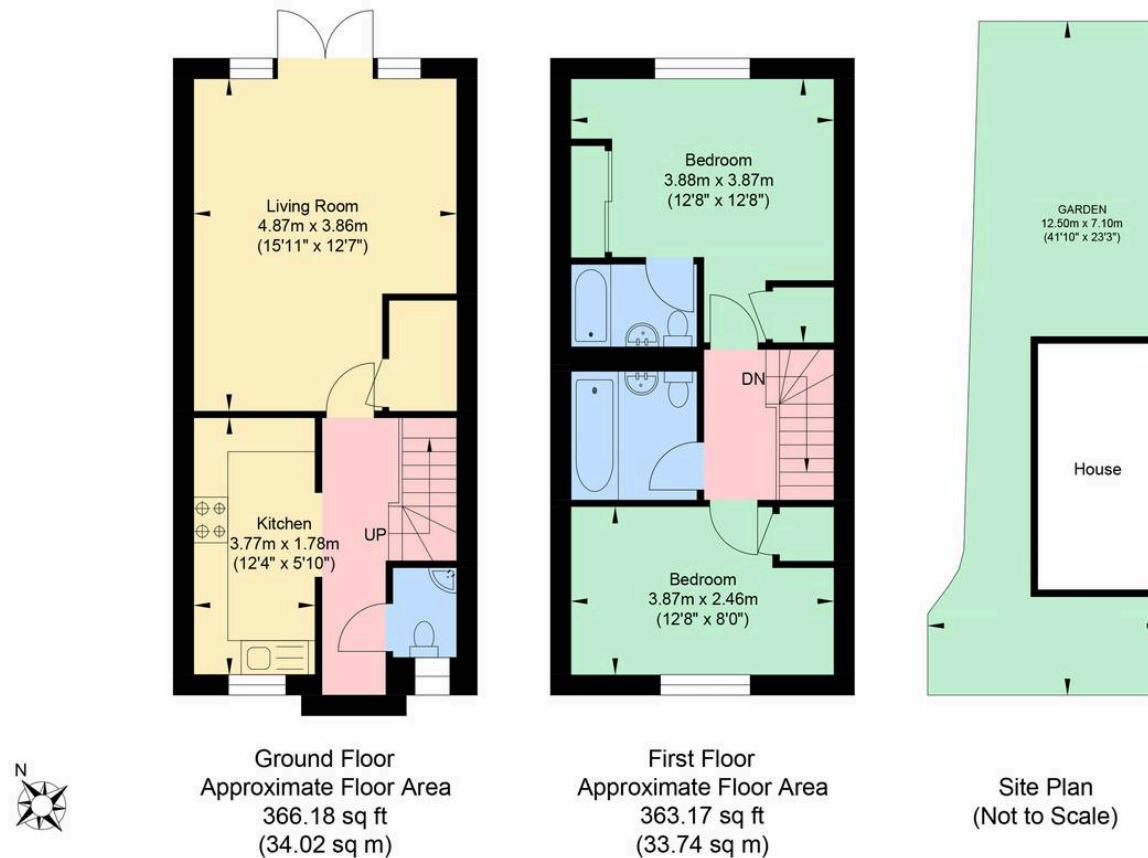
Outside the rear garden has a patio area with a large lawned area, and side gated access leading to the driveway. The front of the house has its own private driveway with off road parking for two cars.

- GUIDE PRICE £400,000 – £425,000
- Built in 2022 by Bellway Homes – remainder on NHBC warranty
- Off road parking for two cars
- Well presented
- Substantial rear garden
- En suite shower room
- Gas central heating
- Fitted kitchen
- Family bathroom
- EPC: B Council tax: C, Service Charge: £394.00 per year



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Wentworth Road



Approximate Gross Internal Area = 67.76 sq m / 729.35 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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