



MANSELL McTAGGART



2 Pine Trees, Hassocks, BN6 8JT



2 Pine Trees

Hassocks,

A well presented four bedroom detached family home situated in a quiet cul-de-sac location within easy walking distance to Hassocks mainline station with links into London and Brighton, as well as easy access to the village with all local amenities and schools being on hand. This property is offered as a vacant possession with no onward chain.

The entrance hall has a downstairs WC with a integral cupboard housing a Worcester combi boiler, from the entrance hall the ground floor comprises of the following, a useful reception room / office space with a staircase rising to the first floor, utility room with space for a washing machine with a door to the rear garden and integral door to the garage, which has an up and over door and power and lighting. There is a separate living room with French doors onto the rear garden, and a kitchen dining area with a bay front window, the fitted kitchen has a selection of eye level and base units with wood effect work surfaces, space for an American fridge freezer, rangemaster oven, integrated dishwasher and overhead extractor fan.

On the first floor the landing has a loft hatch with four bedrooms leading off, the master having useful built-in wardrobes with vanity unit and power, a family bathroom suite with panelled bath, overhead shower, wash hand basin with vanity storage units and WC.

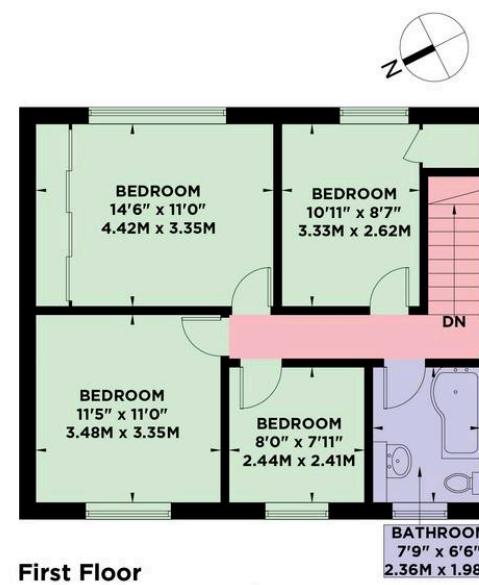
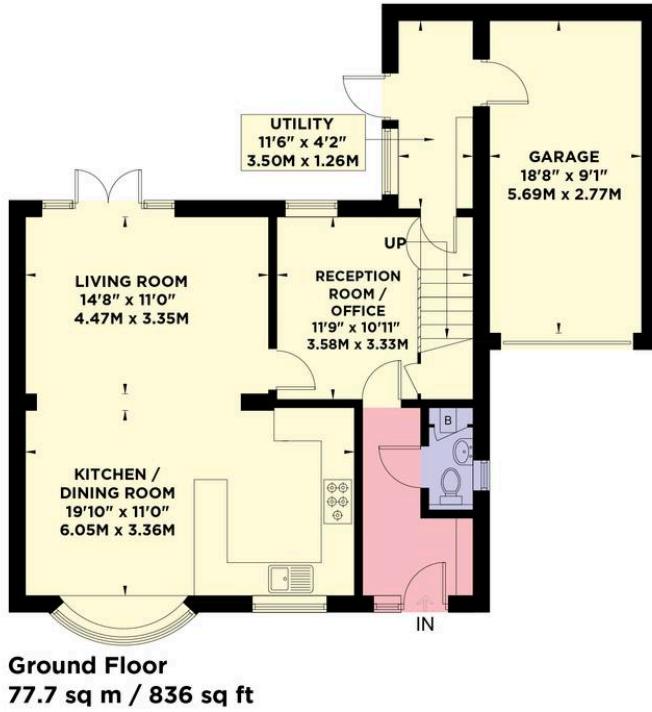
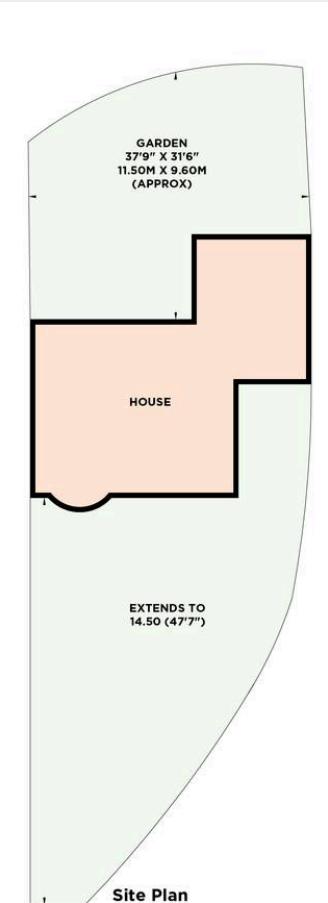
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Hassocks,

Outside the rear garden has patio seating areas, raised lawned areas with surrounding planted borders. At the front there is a driveway with off road parking for up to three cars.

- Vacant possession with no onward chain
- Four bedroom detached house with secure and private landscaped rear garden
- Quiet cul-de-sac location
- Five minute walk to Hassocks station
- Kitchen diner
- Living room
- Off-road parking for three cars
- Well presented
- Integral garage
- EPC: C Council Tax: E





PINE TREES

APPROXIMATE GROSS INTERNAL AREA
132.9 sq m / 1430 sq ft

INCLUDING LIMITED USE AREA OF
21.6 sq m / 232 sq ft



Mansell McTaggart Hassocks

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**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.



CH	Ceiling Height
FF	Hot Water Tank
FF	Fridge / Freezer
S	Head Height Below 1.5m
W	Measuring Points
S	Storage Cupboard
W	Fitted Wardrobes
B	Garden Shortened for Display
B	Boiler
	Skylight