





71 The Quadrant

Hassocks,

Front: There is an off-street parking space for one car, a bridge leading over a stream which leads to the front garden. There is an area of lawn with mature border shrubs, bushes and trees. There is also side access to the rear garden. The front door leads into the carpeted **hallway** which has a door leading to the living room, stairs to the first floor and a uPVC double glazed window for natural light.

Living room: A good size room laid with laminate wood flooring, with uPVC double glazed bay window to the front, a cast iron fireplace sits inside an ornate setting with tiles and carved wooden beams as a feature of this room. Fitted shelves and cupboard surround the chimney breast on both sides. The understairs cupboard is accessed from this room, containing the electrics, fuse board and Worcester boiler.

Downstairs bathroom: Tiled flooring, white suite with low level w/c, basin, rainfall shower over bath with screen, storage and mirrored vanity storage, towel radiator, extractor fan and uPVC double glazed frosted window for ventilation.

Kitchen/dining room: A spacious and bright room, laid with laminate flooring, dual aspect with uPVC double glazed windows to rear and side with French patio doors leading into the garden. There are a number of eye and base level pine effect units with laminated countertops and an island finished the same way with more storage and bar seating spaces.



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The kitchen contains an integrated fridge/freezer, a chest high oven and grill, an integrated Hotpoint dishwasher, a 4-ring gas hob with extractor hood overhead, an integrated under-countertop freezer and a 1½ bowl stainless steel sink with draining board. A door leads through to the utility room, with tiled flooring, containing more storage and space/plumbing for freestanding washing machine and tumble dryer. A frosted uPVC double glazed window and door leads to the side.

There is potential to extend over the kitchen/dining room, similar to other nearby properties and STANPC.

Bedroom one: A good size double with fitted wardrobes along one wall, a large uPVC double glazed window to front and another cupboard containing the hot water tank and shelf storage.

Bedroom two: A smaller double bedroom with uPVC double glazed window to the rear garden.

Shower room: A white suite with low level w/c, basin, single shower cubicle, radiator with towel rail, uPVC double glazed window into rear garden. This was previously converted from the third bedroom and could be restored back to a bedroom.

Rear garden: French doors from the kitchen/dining room lead into the 60' rear garden. **Agents note** there is lapsed planning permission for a larger bridge to be built over the stream at the front to increase the amount of off-street parking.

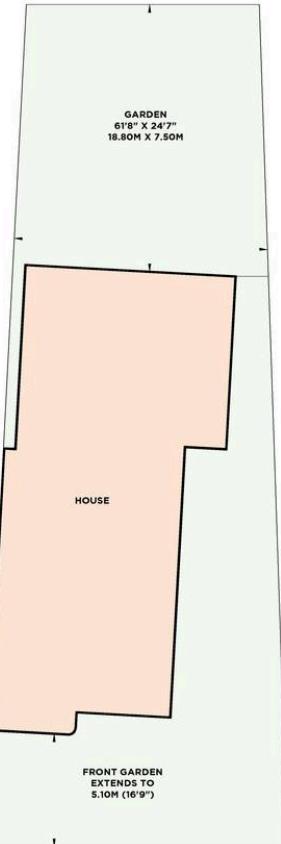
Council Tax band: D

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



THE QUADRANT

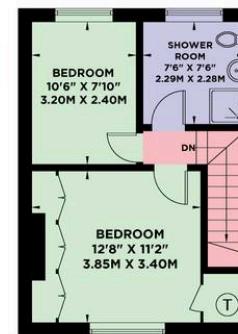
APPROXIMATE GROSS INTERNAL AREA
94.2 sq m / 1013 sq ft



Site Plan



Ground Floor
61.8 sq m / 665 sq ft



First Floor
32.4 sq m / 348 sq ft

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.



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

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