





21 Priory Road

Hassocks,

Front: Dropped curb leads to a shared driveway between the two houses with driveway parking available for one car for this house, the garage and side access to the garden can be found at the end of the shared driveway. The front garden has an area of lawn with mature border shrubs and trees, good potential to enlarge the driveway similar to nearby properties, an EV Charger can be found mounted to the house part-way down the driveway.

Porch: The uPVC double glazed front door leads into the porch with a cupboard for coats and shoes. The inner door leads into;

Living room: Laid with LVT flooring, a bright and spacious room with a uPVC double glazed bay window to the front with fitted Venetian blinds, plentiful space for seating around the chimney breast. Door accessing the understairs cupboard and door leading into;

Kitchen/dining room: A spacious and bright extended L-shaped kitchen/dining room, laid with LVT flooring, refurbished by the current owners in 2023 contains a number of eye and base level units with marble-effect laminate wood countertops and splash backs featuring a number of appliances including; space and plumbing for a washing machine, integrated Bosch dishwasher, integrated fridge/freezer, chest-high Bosch oven and grill, 4 ring AEG induction hob with extractor hood overhead and a quartz-effect sink with draining board.

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The dining area is dual aspect with uPVC double glazed window to side, with fitted Venetian blinds, a uPVC double glazed sliding door leading into the garden and space for a dining table for up to 6 people.

First floor : Carpeted stairs lead to the carpeted landing with doors leading to all rooms, a storage cupboard and a loft hatch with pull-down ladder leading to the partially boarded loft storage space.

Bedroom one : A good size double bedroom, carpeted, with large uPVC double glazed window to the front with fitted Venetian blinds, fitted wardrobes and space for additional freestanding storage.

Bedroom two : Another good size double bedroom, carpeted, with uPVC double glazed window into the rear garden, fitted wardrobes and additional cupboard housing the Vaillant combi boiler.

Bedroom three : A single bedroom, carpeted, currently used as nursery but would make a suitable home office room too, with uPVC double glazed window to the front.

Bathroom : A white suite with shower over bath with shower screen, low level w/c, basin with fitted vanity storage, a light-up mirror, towel radiator, uPVC double glazed frosted windows to side and rear with an additional extractor fan for ventilation.

Rear garden with single garage with up and over door for storage.

Council Tax: D



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Approximate Gross Internal Area (Excluding Garage) = 83.1 sq m / 893.5 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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