





## 4 The Genistas, Semley Road

Hassocks,

A truly unique and rare opportunity to acquire one of only two properties of its kind on the development, this maisonette is larger than most three bedroom houses and being situated just a stones throw away from Hassocks Mainline station and with a short stroll to Hassocks Village with all its local amenities it ticks all the boxes. The property is very well presented throughout and must be viewed to be appreciated.

Entered via a communal entrance hallway the property entrance is situated on the first floor. The property has a large internal entrance hallway with a large storage cupboard, with stairs rising to the first floor, a second large storage cupboard can be found on the landing. From the hallway there are the following room: a bedroom / office, a dual aspect through lounge diner with a west facing balcony, overlooking the well maintained communal gardens, modern fitted kitchen with a selection of high gloss eye level and base units, wood effect worksurfaces, integral Neff oven and grill, AEG four ring induction hob, overhead extractor fan, space for fridge freezer and washing machine. A separate WC with wash hand basin.

On the first floor there is a large landing with access to the loft space as well as a further storage cupboard and airing cupboard housing the Worcester boiler and hot water tank.

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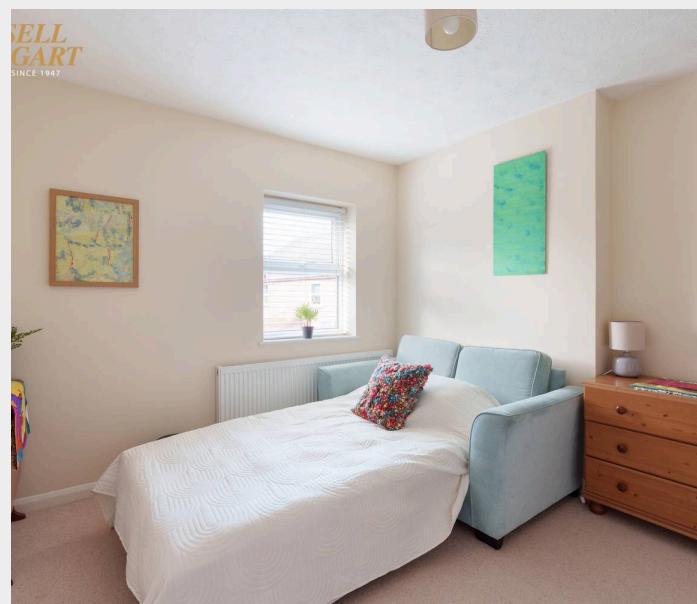
Three further good size bedrooms all with integral cupboard space and the master having a west facing balcony again over looking the communal gardens, a separate shower room with its own shower cubicle, wash hand basin with vanity storage unit, a further family bathroom with paneled bath, shower attachment, wash hand basin, and WC.

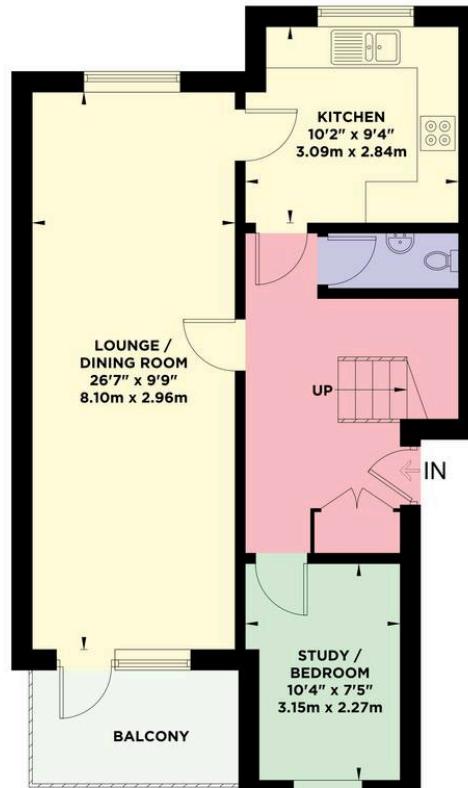
Outside the property has its own garage with up and over door and parking space in front of the garage and well maintained communal gardens.

Tenure: Leasehold

- Four bedroom maisonette
- Unique opportunity
- Well presented
- West facing balconies
- Garage and parking
- Long lease
- Share of freehold
- Good location
- Large accommodation
- Council tax band D - Energy performance rating C

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947





**First Floor**  
**53.9 sq m / 580 sq ft**

**BESPOKE**

PROPERTY MARKETING

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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. This 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.

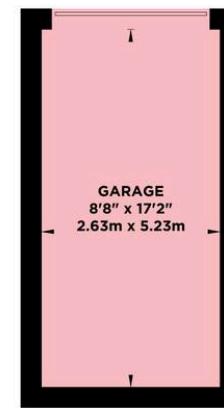


**Second Floor**  
**60.1 sq m / 646 sq ft**

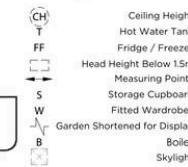
## THE GENISTAS

APPROXIMATE GROSS INTERNAL AREA  
**127.5 sq m / 1372 sq ft**

INCLUDING LIMITED USE AREA OF  
**13.5 sq m / 145 sq ft**



**Garage**  
**13.5 sq m / 145 sq ft**



Certified  
Property  
Measurer

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