





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.



4 The Genistas, Semley Road

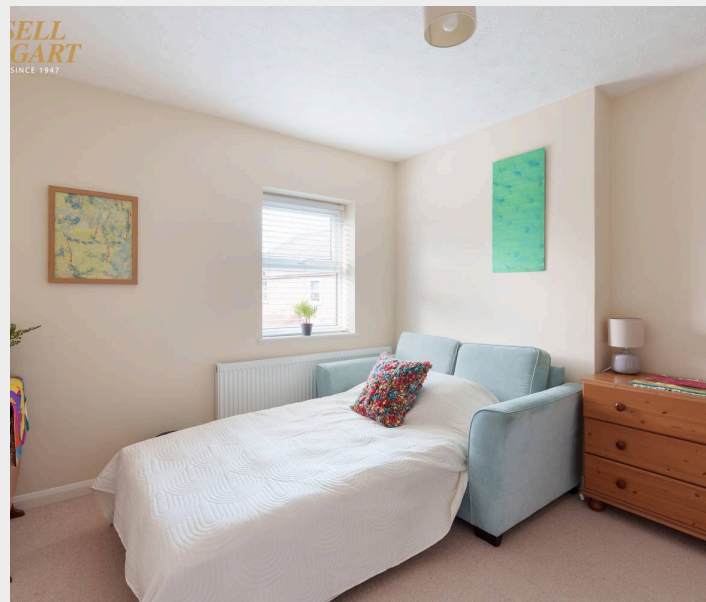
Hassocks,

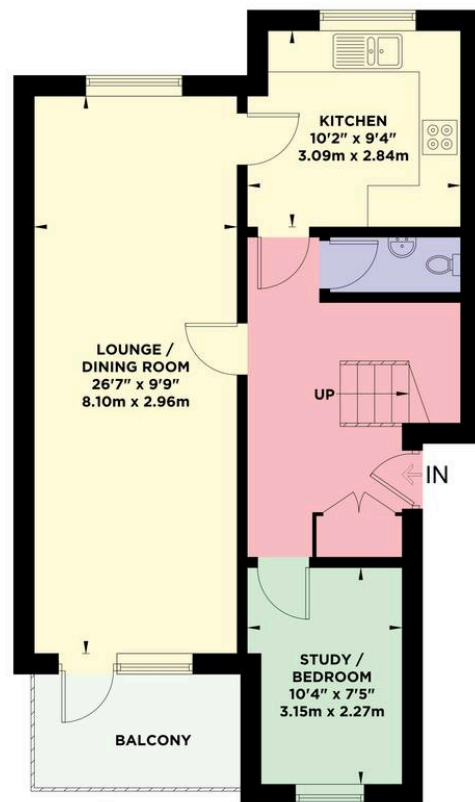
Three further good size bedrooms all with integral cupboard space and the master having a west facing balcony again over looking the communal gardens, a separate shower room with its own shower cubicle, wash hand basin with vanity storage unit, a further family bathroom with paneled bath, shower attachment,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

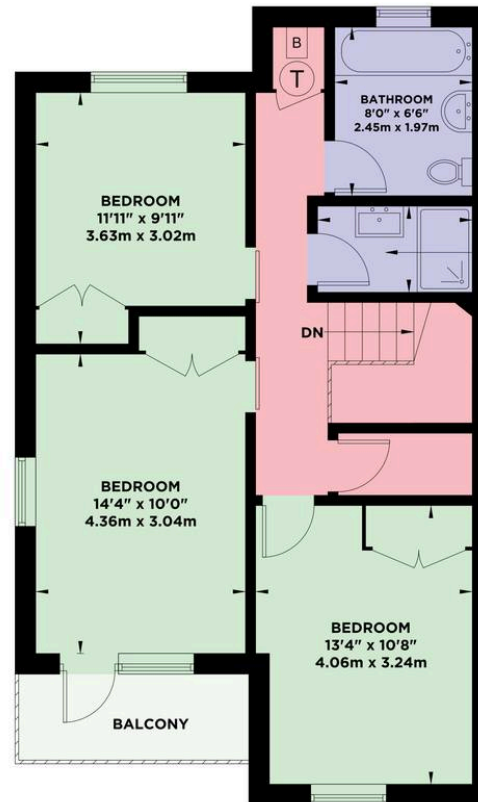
- Four bedroom maisonette
- Unique opportunity
- Well presented
- West facing balconies
- Garage and parking
- Long lease
- Share of freehold
- Good location
- Large accommodation
- Council tax band D - Energy performance rating C





BESPOKE
PROPERTY MARKETING

Copyright Bespoke Property Marketing 2025
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.

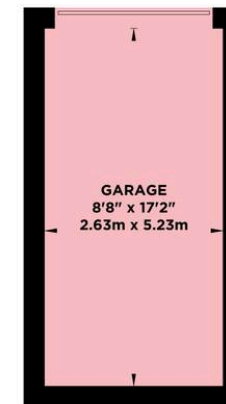


SHOWER ROOM
7'0" x 3'10"
2.14m x 1.18m

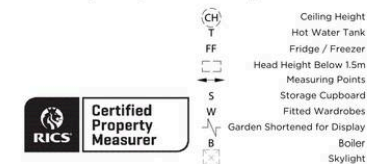
THE GENISTAS

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



Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**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.