



**MANSELL
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3 The Beacons, Hassocks, BN6 8FG

Guide Price **£700,000**



3 The Beacons

An exceptional 3-bed detached family home, beautifully presented and set within an exclusive private cul-de-sac in the heart of Hassocks.

From the hallway further rooms include a separate living room with a bay fronted window and fully operational log burner, a separate tile WC with wash hand basin, an open planned kitchen diner with a modern fitted kitchen with eye level and base units, granite worksurfaces space for washing machine and dishwasher, integral fridge freezer, Smeg appliances include a five ring gas hob and twin oven and grill both integrated, bi fold doors onto the established rear garden. On the first floor the landing has loft access and airing cupboard, three good size bedrooms, one of which being the master with fitted wardrobe's and ensuite walk in shower room with its own cubicle, wash hand basin, and WC, a family bathroom also with wash hand basin, tiled bath, overhead shower, and WC. Outside the picturesque rear garden has a patio area, lawn, planted borders and a variety trees and a very impressive home office built to a high standard which is insulated with both power and lighting and has WIFI. The front garden is laid to lawn, with planted areas and twin car ports adjacent to the property with large built in storage facilities.

Council Tax band: E



3 The Beacons

- Substantial three bedroom detached family home on an exclusive development
- Immaculate condition
- Dual carport with storage facility
- Double home office
- Exclusive development
- Quiet location
- Master bedroom with en-suite
- Kitchen/dining room
- Family bathroom
- Council tax band E - Energy performance rating B

The Beacons is just off Ockley Lane which is situated opposite fields within a few minutes walk of Hassocks village centre with its comprehensive range of shopping facilities, banks, post office, excellent primary and secondary schooling and Hassocks mainline railway station. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

Hassocks station provides fast and frequent services to London (Victoria / London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

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The Beacons



Approximate Gross Internal Area (Excluding Outbuilding) = 113 sq m / 1216.32 ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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