





26 Clerks Acre

This first floor maisonette in a sought-after private cul-de-sac in close proximity to the High Street shops and mainline train station, has its own private entrance and is being offered as a vacant possession with no onward chain. This property has had the lease extended to approximately 165 years remaining.

Description: This maisonette has a uPVC double glazed front door leading into the property, the fuse board cupboard is found on the left, carpeted stairs then lead to the first floor landing.

Hallway The carpeted hallway has doors accessing all rooms, storage cupboard, airing cupboard housing hot water tank, loft hatch for further storage and the BT OpenReach master socket for internet point.

Kitchen A good size, bright, galley-style kitchen with two uPVC double glazed windows overlooking the rear, laminated wood flooring, fitted with a number of eye and base level white wooden units with soft close doors/drawers topped with laminated wood countertops. Appliances include a freestanding washing machine, dishwasher, fridge/freezer with second under-counter freezer, integrated Hotpoint oven/grill and 4-ring gas hob with an extractor hood overhead, a 1 ½ bowl sink with draining board and the wall-mounted Glow Worm boiler.



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Living/dining room

A large, bright carpeted room with big uPVC double glazed window to front communal area, electric fire seated within an ornate wooden fireplace as focal point, multiple power sockets can be found with TV point, space for sofas/seating areas and additional dining area.

Bedroom one A large, double carpeted bedroom with uPVC double glazed window to front, floor-to-ceiling fitted wardrobes with multiple hanging rails, shelves and storage cubby holes, plentiful space for a King-sized bed and further freestanding storage as required.

Bedroom two Another good size double with uPVC double glazed window to rear, currently used as a dining room as is spacious enough for an 8-seated dining table, otherwise would be a suitable office space or guest bedroom accommodation a double bed with some freestanding storage.

Bathroom/Split w/c The bathroom has fully tiled walls/floors, basin with mirrored vanity storage unit over, towel rail, large single shower cubicle with frosted uPVC double glazed window for ventilation.

W/c has a tiled floor with part-tiled walls, basin, low level w/c and frosted uPVC double glazed window.

Outside

Residents parking offered on a first come first serve basis. The maintenance charge is paid 6 monthly with the last payment being £743.25

Council Tax: B, EPC: C

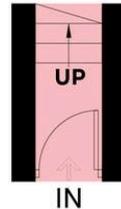
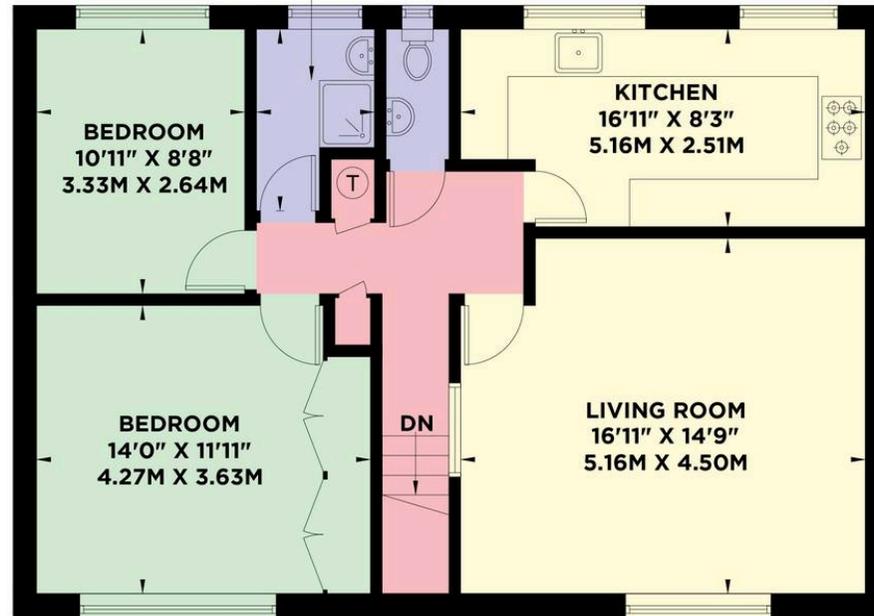




CLERKS ACRE

APPROXIMATE GROSS INTERNAL AREA
75.8 sq m / 816 sq ft

SHOWER ROOM
7'7" X 4'11"
2.31M X 1.50M



Ground Floor **First Floor**
1.7 sq m / 18 sq ft 74.1 sq m / 798 sq ft

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RICS Certified Property Measurer

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- B Garden Shortened for Display
- Boiler
- Skylight

Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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