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**64 Ockley Way, Hassocks, BN6 8NF**  
**OIRO £565,000**



## 64 Ockley Way

Hassocks,

A deceptively spacious four double bedroom, two separate reception room, semi-detached chalet style property with two bathrooms, a utility room and brick built garden office. Pleasantly situated in the cul-de-sac section of this popular residential road with a larger than average 65' wide and 25' deep West facing enclosed rear garden. Council Tax: D

**uPVC Double Glazed Entrance Porch:** ceramic tiled floor, uPVC double glazed window and front door to:-  
**Hall:** staircase to first floor, shelved storage cupboards, under stairs storage cupboard.

**Kitchen:** wood fronted shaker style eye and base level units, one bowl/drainers stainless steel sink unit, laminate worktops, stainless steel four ring gas hob, concealed fitted hood, 'Bosch' stainless steel eye level oven, space and plumbing for slimline dishwasher, tiled splashback, uPVC double glazed window and half double glazed door to side.

**Sitting Room:** cast iron log burner, granite hearth, fitted carpet, uPVC double glazed window's to side and rear. Arched opening to:-

**Separate Dining Room:** partial polycarbonate roof, tiled floor, uPVC double glazed window's to side and rear, uPVC sliding patio door's to rear garden.

**Bedroom:** built in wardrobe, fitted carpet, uPVC double glazed window.

**Bedroom:** built in wardrobe, laminate wood floor, uPVC double glazed window to front with fitted shutter.

**Bathroom/WC:**



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**First Floor: Landing:** double glazed 'Velux' window, doors to all first floor rooms.

**Bedroom Two:** eaves access cupboard, AC unit, double glazed 'Velux' window to front. uPVC double glazed picture window to rear with fitted shutters.

**Bedroom One:** eaves access cupboard with newly fitted combination boiler, AC unit, double glazed 'Velux' window to front. uPVC double glazed picture window to rear with fitted shutters.

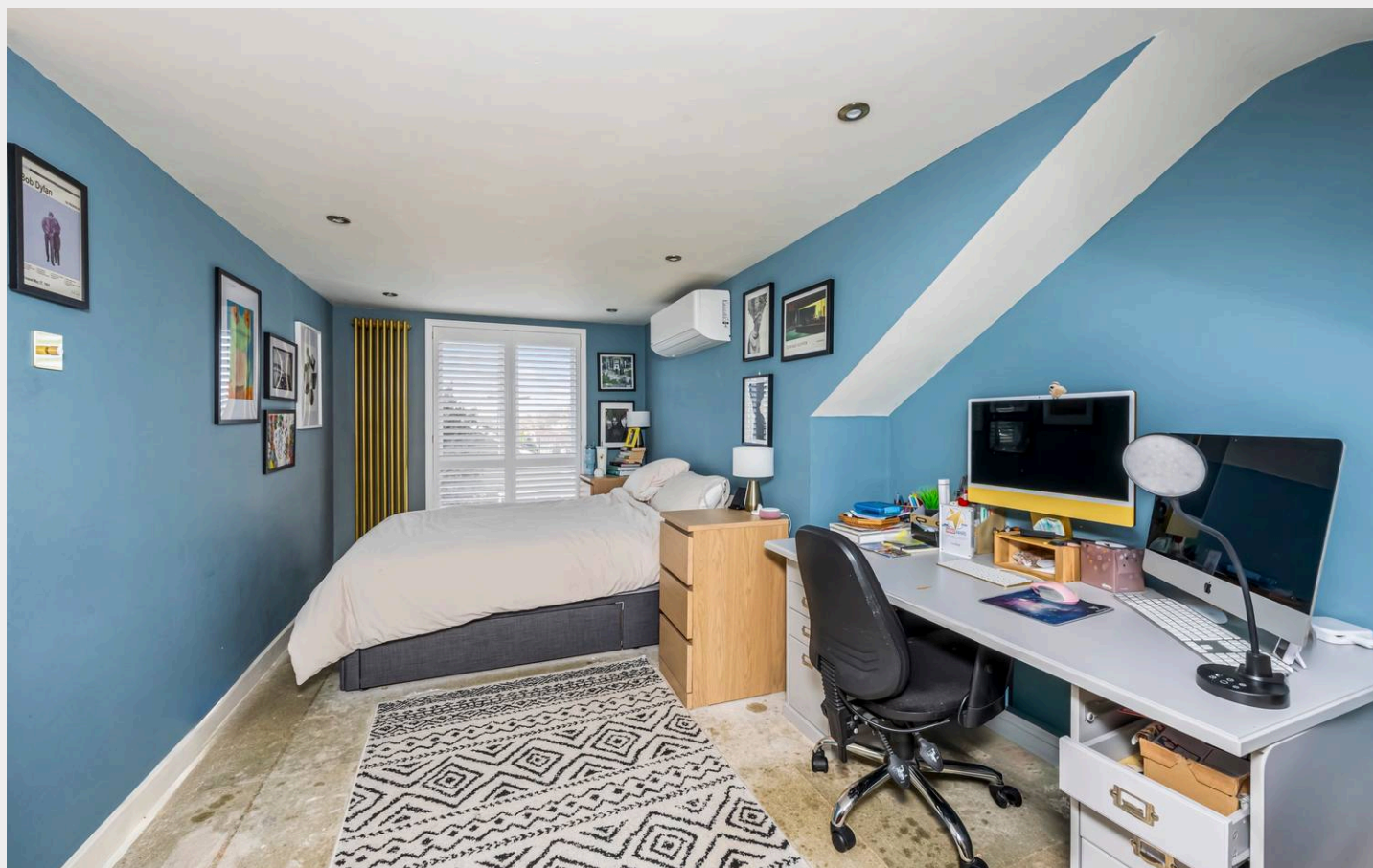
**Bathroom/WC:** white suite, double ended polished stone bath, low level WC with concealed cistern, wide vanity drawers with onset oversized wash hand basin.

**Outside: Front Garden:** laid to lawn, pathway to front door. **Own Driveway:** provides off street parking for two/three cars and access to:

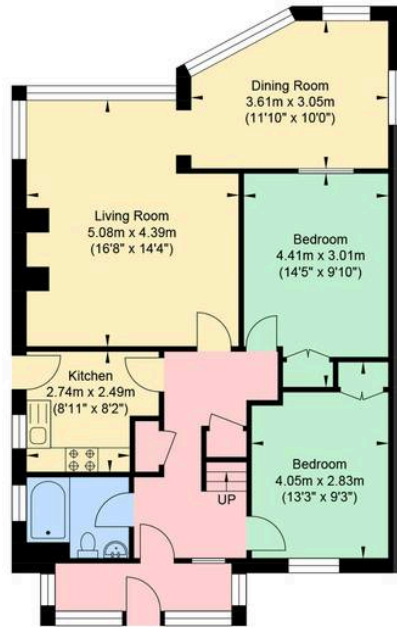
**Garage:** up and over door, power and light, fuse unit for utility room and garage, window to rear, uPVC double glazed door to covered side passageway, leading to:

**Utility Room:** fitted with base and wall units, including stainless steel single bowl single drainer sink unit, inset in laminate worktops, space and plumbing for washing machine, spaces for further domestic appliances. uPVC double glazed window to rear garden, double glazed door to covered side passageway. Adjoining the utility room is a brick built garden office power and light, double glazed patio doors, access the rear garden.

**Secluded West Facing Rear Garden:** 65' wide x 25' deep, substantial paved stone patio with surrounding shrub beds, level area of lawn, greenhouse, fully enclosed, gated side access.



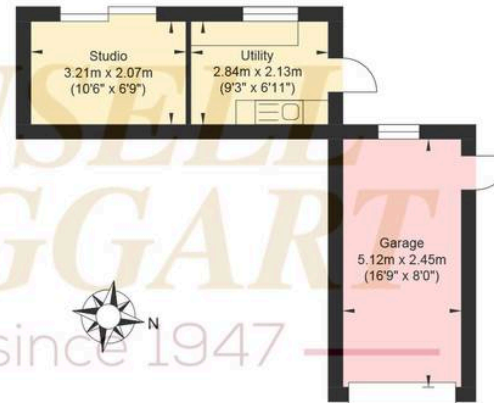
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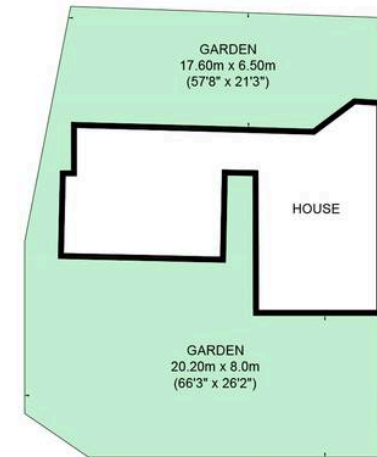
Ground Floor  
Approximate Floor Area  
862.61 sq ft  
(80.14 sq m)



First Floor  
Approximate Floor Area  
455.42 sq ft  
(42.31 sq m)



Outbuilding  
Approximate Floor Area  
275.98 sq ft  
(25.64 sq m)



Site Plan  
(Not to Scale)

Approximate Gross Internal Area (Including Outbuilding) = 148.09 sq m / 1594.01 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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