



**MANSELL
McTAGGART**
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17 Ockenden Way, Hassocks, BN6 8HS
£515,000



17 Ockenden Way

Reception/Dining Hall

Double aspect dining area with uPVC double glazed windows to front and side, wide staircase to first floor, shelved storage cupboard, doors to all ground floor rooms

Sitting Room

Fireplace with coal effect gas fire (disconnected) stone hearth, uPVC double glazed patio doors to rear garden

Double aspect kitchen

Light wood fronted shaker style wall and base units, single bowl single drainer sink unit, laminate work tops, integrated dishwasher, cupboard concealing Hotpoint washing machine, AEG 4 ring gas hob with concealed filter over, Neff double oven, breakfast bar, spaces for under worktop fridge and freezer, cupboard concealing Vaillant boiler, uPVC double glazed windows to side and rear with single uPVC double door leading into rear garden

Bedroom

Range of fitted mirror fronted wardrobes, dado rail, uPVC double glazed window to front

Re-fitted shower room

White suite, oversized shower cubicle, pedestal wash hand basin, low level w/c, tiled splashbacks, uPVC double glazed window



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Bedroom

Two double glazed Velux windows with views to the South Downs National Park, built in wardrobes, eaves access to the cupboards

Second shower room

Pedestal wash hand basin, low level w/c, shower cubicle, storage cupboards, uPVC double glazed window

Outside

Front garden

Laid mainly to lawn with mature shrubs and dwarf wall

Driveway/Garage

Rear garden

South facing, patio, lawn, shrubs and trees, small timber shed, well fenced and gated side access

- Two double bedrooms and two separate shower rooms
- Open plan double aspect reception hall/dining room
- Sitting room with patio door out to the rear garden
- Double aspect kitchen
- Own driveway and attached single garage
- Views to the South Downs and Jack & Jill windmills from the first floor rear elevations
- Short walk of the village shops, primary and secondary schools and main line railway station
- Council tax band D – Energy performance rating D



Ockenden Way



Approximate Gross Internal Area (Including Garage) = 116.27 sq m / 1251.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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