



## Cotfield London Road, Hassocks, BN6 9NT

£525,000

A well presented two double bedroom detached chalet style property, set in the middle of it's own generous plot with good sized front and West facing rear gardens



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# Cotfield London Road

## Hassocks

A 72' long front garden and driveway sets this detached two double bedroom chalet style property nicely back from the road and provides extensive parking facilities with room to store a boat or caravan etc.

- Substantial driveway provides off street parking for several vehicles
- Council tax band D - Energy performance rating E
- Two double bedroom detached chalet style property
- Within half a mile of Hassocks main line railway station
- Open plan kitchen/dining room
- Lovely West facing enclosed rear garden
- Two first floor double bedrooms
- Ground floor bathroom with white suite
- Long front garden setting the property well back from the road
- Double aspect living room with double doors out to the rear garden



# Cotfield London Road

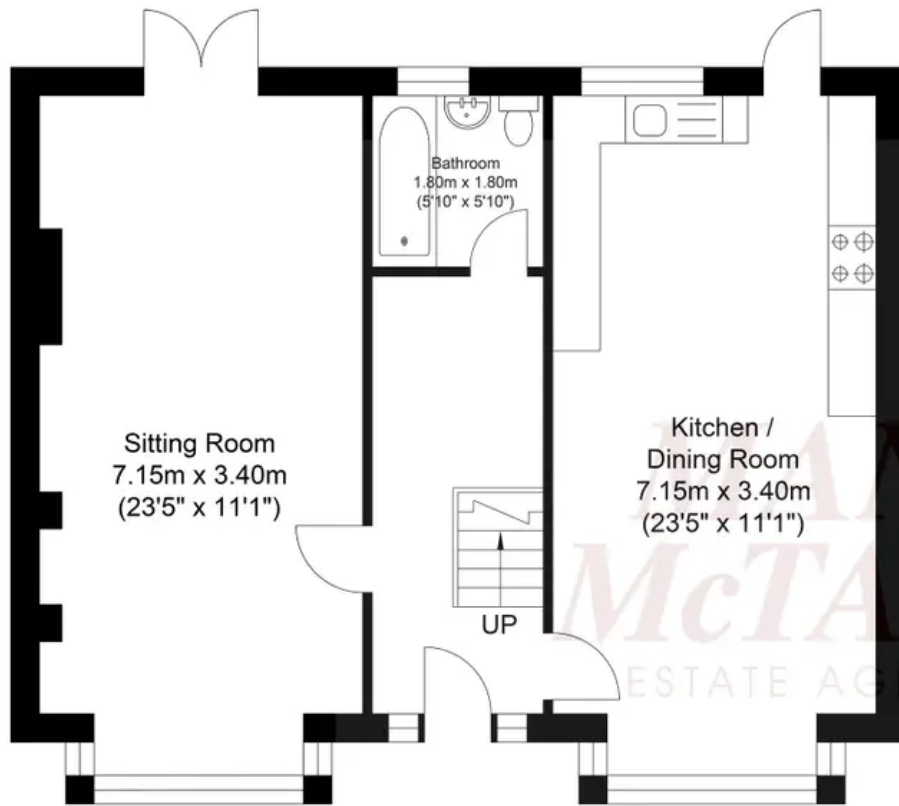
## Hassocks

An entrance porch and uPVC front door leads into the hall where doors access all ground floor rooms and a staircase rises up to the first floor. The kitchen/dining room is dual aspect with a square bay window to the front elevation and a window and door affording access to the rear garden. The kitchen is comprehensively fitted at both eye and base level with a hand painted range of solid wood fronted units, there are spaces for a washing machine and for a tall fridge/freezer. There is an AEG double oven with a four ring gas hob and stainless steel filter hood over. The living room is also double aspect with a square bay window to the front mirroring that of the kitchen/dining room, there are double doors to the rear out to the garden, a capped fireplace and an open shelved display recess. The bathroom is fitted with a white suite.

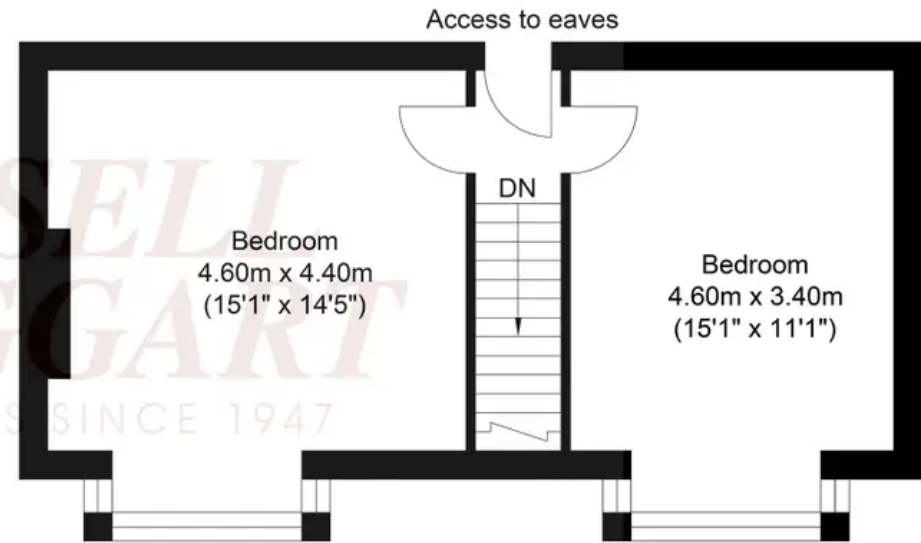
On the first floor landing there are doors to both bedrooms and access to an area of eaves storage. Bedroom one is a sizeable double room with a hatch accessing the loft space and a window out to the front. The second bedroom is also a generous size and also has a window to the front,

Outside, the front garden is arranged to brick paved and pebble stone driveways with areas of lawn and stocked flower and shrub beds, a mature hedgerow provides screening from the road. The rear garden measures 45' in length and enjoys a favoured westerly aspect, being mainly laid to lawn and a brick paved patio with planted borders. There is a 20'x10' timber workshop/store and a timber garden shed is concealed behind.





Ground Floor  
Approximate Floor Area  
646.48 sq ft  
(60.06 sq m)



First Floor  
Approximate Floor Area  
411.07 sq ft  
(38.19 sq m)

Approximate Gross Internal Area = 98.25 sq m / 1057.55 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.