



## 9 Newlands Close, Hassocks, BN6 8BQ

£800,000

A very well presented, neutrally decorated, detached three double bedroom family home situated in this mature residential road.



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## 9 Newlands Close

- Well-presented three double bedroom detached house
- Modernised and updated in 2015 to include a new kitchen, Ideal Logic boiler and bathrooms
- Triple aspect sitting room – separate dining room
- Spacious kitchen/breakfast room with Magnet kitchen and Panadero log burner
- Re-fitted family bathroom with white suite and freestanding bath
- Separate shower room
- Double width driveway – front garden
- 72' wide rear gardens
- Council Tax Band E – Energy performance rating D

The house has a brick arched entrance porch with a Upvc double glazed front door into the hall, the stairs lead up from here to the first floor. On the ground floor there is a re-fitted cloakroom/wc fitted with a white suite, doors from the hall lead to both the kitchen/breakfast room and to the bay fronted separate dining room. The dining room has a wide Upvc double glazed bay window to the front elevation and a door leads through to the triple aspect sitting room, this light and airy room has two signature port hole style secondary glazed windows to the side elevation, a Upvc double glazed window to the front elevation and Upvc double glazed window and door lead out to the rear garden. The spacious kitchen / breakfast room was re-fitted in 2015 with a Magnet comprehensive range of shaker style units at both eye and base level with solid wood worktops. A Panadero log burning stove forms the focal point for the room and there are Upvc double glazed windows and two matching doors lead out to the rear garden.



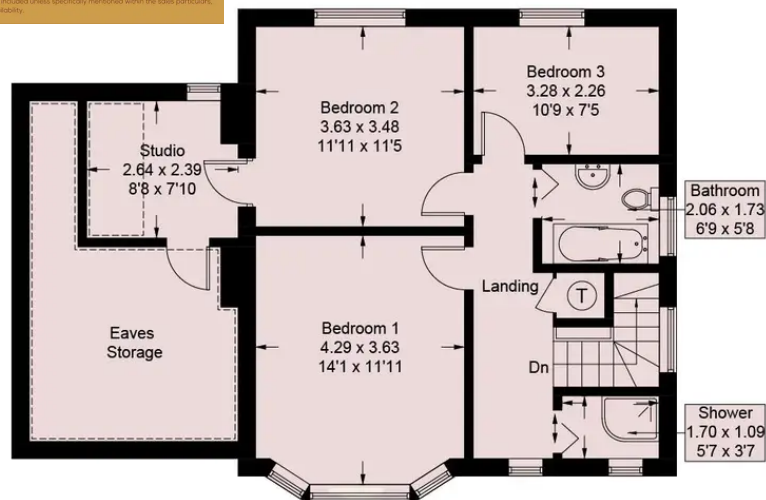
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On the first floor, the landing has a window out to the front elevation, there is an airing cupboard housing a mega flow hot water cylinder, a hatch with a pull down ladder to the loft space, and doors to all principal rooms. Bedroom 1 is bay fronted with an outlook over roof tops to the South Downs National Park in the distance. Bedroom 2 has an outlook to the rear and a half height door access a small ante room with a window and reduced ceiling height due to skelings, a further door accesses an eaves storage room. Bedroom 3 is a further double room and as bedroom 2 has an outlook over the rear elevation. The family bathroom was re-fitted in 2015 with a white suite and features a freestanding bath, there is also a separate shower room accessed from the landing and featuring a shower enclosure with both shower head and massaging body jets.

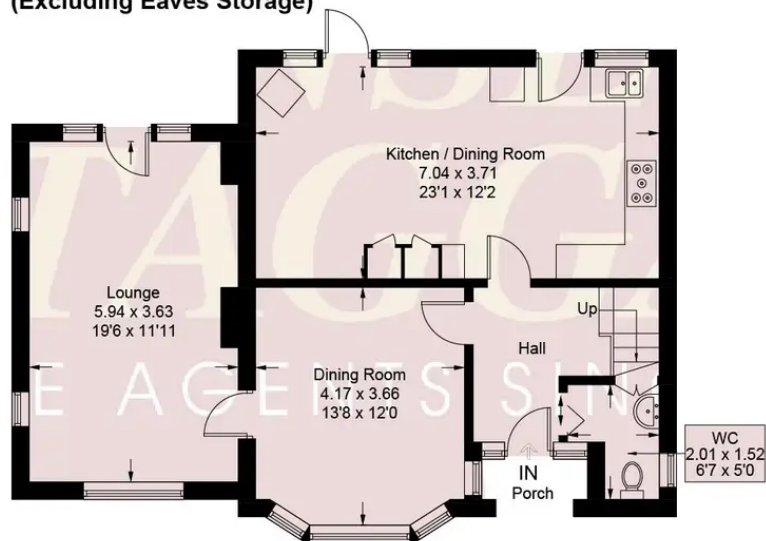
Outside, a block paved double width drive provides ample parking, the front gardens and arranged as low maintenance with feature flower beds, a sweeping pathway leads to the side gate and the whole is bordered by a Sussex style fence. The rear garden measures some 72' in width, is fully enclosed with two areas of patios and decking, level lawns, vegetable plot, small greenhouse and shed.



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**First Floor = 62.3 sq m / 670 sq ft**  
(Excluding Eaves Storage)



**Ground Floor = 77.1 sq m / 830 sq ft**

Approximate Gross Internal Area = 137.0 sq m / 1474 sq ft

(Excluding Eaves Storage / Reduced Headroom)

Reduced Headroom = 2.4 sq m / 26 sq ft

Total = 139.4 sq m / 1500 sq ft

Including Limited Use Area (4.5 sq m / 48 sq ft)

[ ] = Reduced head height below 1.5m

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Mansell McTaggart 2022

