



4 Meadows, Hassocks

A well-presented versatile 4/5 bedroom house situated in a quiet cul de sac within 10 minutes' walk to Hassocks station and the centre of the village

£650,000



**MANSELL
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Trusted since 1947

4 Meadows

Hassocks

Entrance Porch: Glazed PVCu door with side panel, outside stainless steel light into porch, further frosted glass and wood panelled door leading into:

Hallway: Karndean floor throughout hall and continuing into the cloakroom, recessed downlights, room thermostat, radiator, built in storage cupboard housing electric fuse board. Stairs leading to first floor.

Cloakroom: With a double vanity unit incorporating hand basin with fitted mirror over, roll top surfaces, WC, half ceramic tiled walls with feature tile and double glazed window.

Study/Bedroom Five: A room that can be a bedroom, study, playroom or other with a leaded light bay window, radiator, four double wall downlighters. Telephone point.

Lounge: Good sized family room with fireplace alcove. Feature archway alcoves, radiator, double glazed leaded light window with a lovely view of the rear patio and garden .

Kitchen/Diner: An extended room, fitted with high gloss kitchen and comprising laminate wood effect worktop, incorporating a double composite sink with drainer, mixer taps, waste disposal unit and glass splash back. A range of base and wall mounted cupboards with under unit mood lighting, pan drawers and a built in microwave. Appliances include integrated washing machine, dishwasher and integrated fridge freezer, space for a range style double oven, stainless steel splashback and extractor over. Ceramic tiled floor and skirting, double glazed leaded light window, In the conservatory style dining area, there are double patio doors to rear garden.



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First Floor: Landing Built in cupboard with radiator for airing linen. Hatch to loft, partly boarded with pull down ladder with light and power isolator switch for smoke detectors.

Bedroom One: A double bedroom, radiator, feature glass shelving, double glazed leaded light window with view to the front aspect, door leading to:

En Suite: incorporating an enclosed shower cubicle with thermostatic shower and pedestal hand basin with illuminated mirror and corner fitted WC.

Bedroom Two: A double bedroom overlooking the rear garden.

Bedroom Three: A double bedroom with outlook to the front aspect.

Bedroom Four: Double glazed with outlook over rear garden, radiator, built in storage area housing a thermostatic gravity pump for the power shower.

Family Bathroom: A modern white suite with panelled bath with mixer taps, vanity hand basin, WC and vanity unit, enclosed shower cubicle with thermostatic shower and apparatus over, ladder style towel rail, ceramic tiled floor and half wall height mosaic tiled.

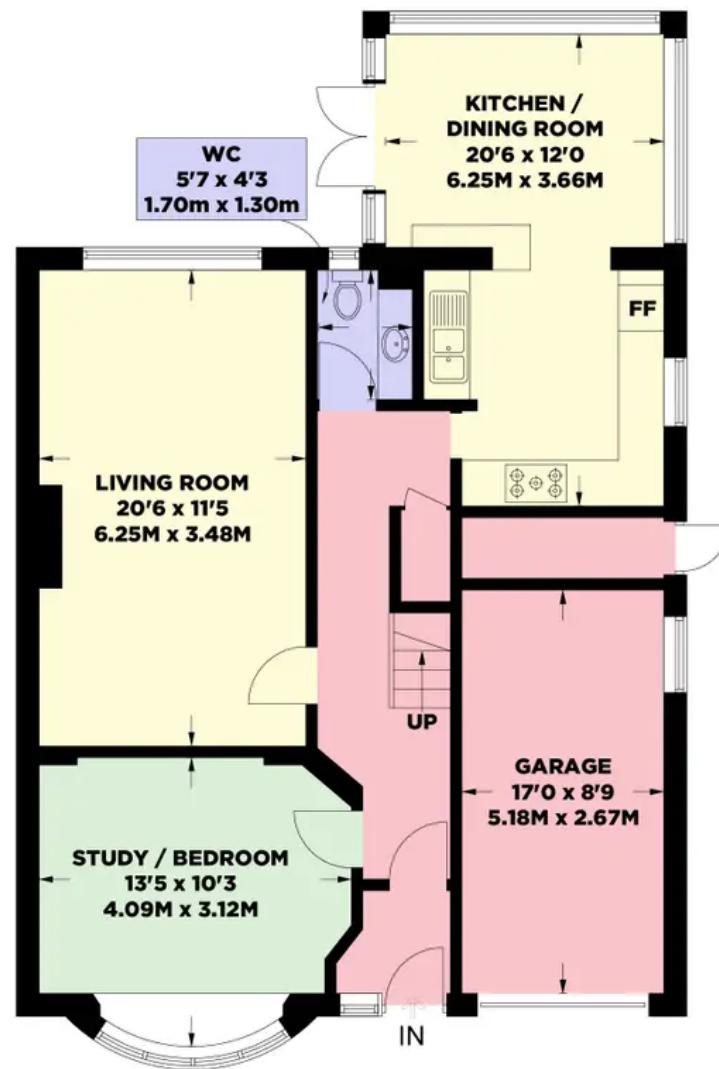
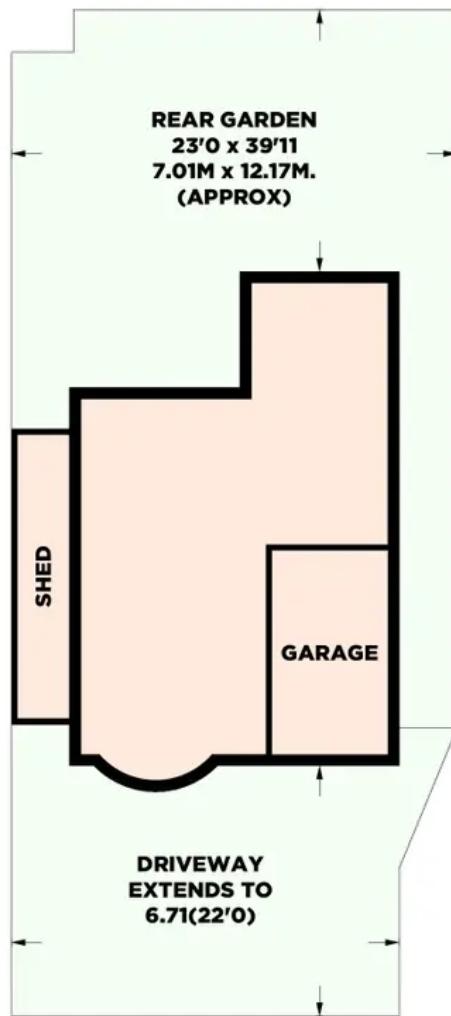
Integral Garage with storage area, door into garage, power and light. 'Worcester' combination boiler for central heating and hot tap, up and over door. Side access to the front of the house.

Front Garden: Driveway for parking numerous vehicles leading to integral garage, flower bed with established plants.

Rear Garden: Patio area with power point, Astro turfed area for ease of maintenance, fully fenced with boarders and a shed extending the full length of the side of the house.



4 MEADOWS



Site Plan

© Mansell McTaggart 2023
Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

Ground Floor

815 sq Ft / 75.7 sq M



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**MANSELL
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**Certified
Property
Measurer**



Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display

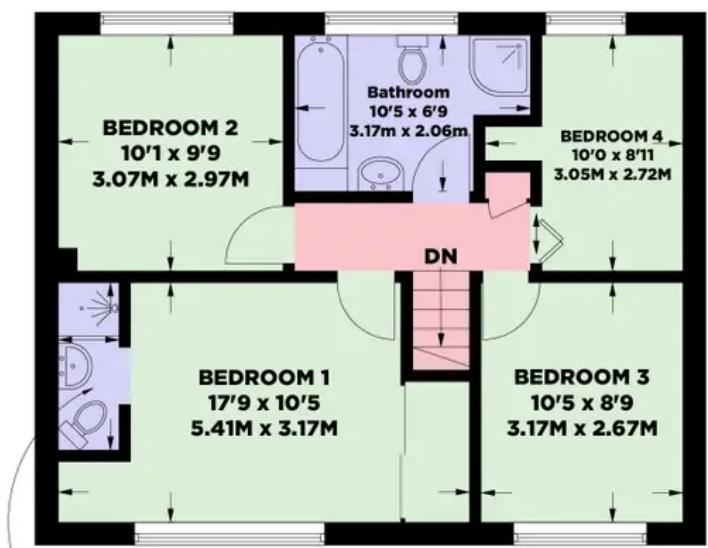


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

1514 sq ft / 140.6 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)

1541 sq ft / 143.1 sq m



First Floor

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of property are based on information supplied by the seller. We have no right of title to the documents and a buyer is advised to obtain verification from the vendor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to make an appointment to view before embarking on any legal or financial transaction.