



8 Station Cottages, Station Approach West, Hassocks, BN6 8JE

£350,000

This extremely well presented terraced Victorian railway cottage situated immediately opposite the station close to Hassocks village.



**MANSELL
McTAGGART**
Trusted since 1947

8 Station Cottages

Hassocks

This extremely well presented terraced Victorian railway cottage situated immediately opposite the station close to Hassocks village comprises of an entrance porch leading into the living room which has a charming feature fireplace. The modern fitted kitchen diner has oak flooring with stairs to first floor landing, a selection of wall and floor mounted units with a four ring electric induction hob and integrated oven with space for a freezer and integrated fridge. A further lobby space leads to the tiled bathroom suite with WC sink and bath with shower attachment.

The first floor landing has a loft hatch leading onto two good sized bedrooms with integrated cupboards and in the second bedroom there is an airing cupboard housing the Worcester combi boiler which supplies the property with gas central heating. Outside the front of the property has a gated small garden area and also offers residents parking for two cars. At the rear there is a courtyard with integrated storage and door which leads to a pathway to the communal garden area which has an annual charge of around £60 per annum.



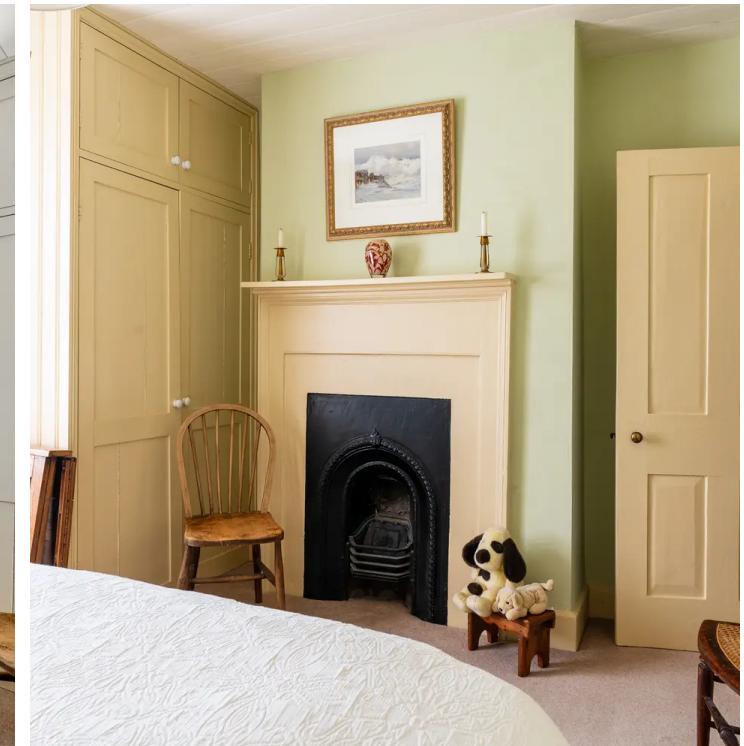
8 Station Cottages

Hassocks

- Two bedroom Victorian railway cottage
- No ongoing chain
- Well presented
- Communal gardens
- Residents parking x2
- Kitchen diner
- Feature fireplace
- Ideal buy to let
- Close to mainline station
- Council tax band C, EPC rating D

LOCATION

Station Cottages are conveniently located on the Western side of Hassocks village within a moments walk of the mainline railway station. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre. Hassocks is surrounded by some of the county's most pictures que countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts. The market town of Burgess Hill is two miles to the North offering more comprehensive shops and stores. To the South the business and entertainment centre of Brighton is some eight miles away.

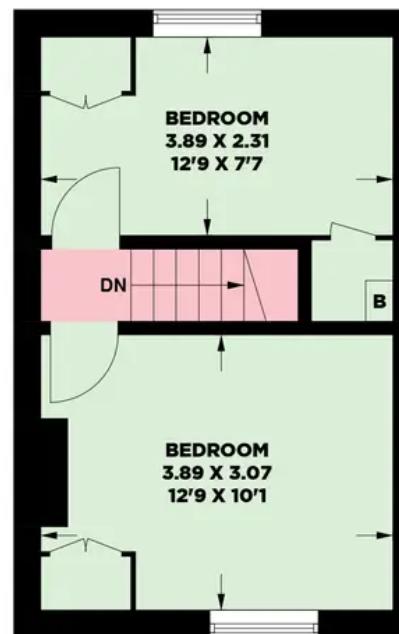


8 STATION COTTAGES

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
597 sq ft / 55.5 sq m



Ground Floor
330 sq Ft / 30.7 sq M



First Floor
267 sq Ft / 24.8 sq M

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	Ceiling Height
	Hot Water Tank
	Fridge / Freezer
	Head Height Below 1.5m
	Measuring Points
	Storage Cupboard
	Fitted Wardrobes
	Garden Shortened for Display