



## 6 Parklands Road, Hassocks, BN6 8JZ

A two bedroom Victorian mid terrace house situated in the heart of Hassocks village with easy access to all local amenities, schools and mainline station requiring some cosmetic updating. It has an added bonus of an extra room in the converted loft space which can be used in many ways.

Offers in  
Region of  
**£400,000**



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# 6 Parklands Road

## Hassocks

This two bedroom Victorian house with converted loft room is situated in the ever popular Parklands Road and offers a living room with feature fireplace and a separate dining room with French doors onto the west facing rear garden. Further on the ground floor there is a useful understairs cupboard. The fitted kitchen has a selection of wall and floor mounted units with space for a washing machine, fridge freezer and dishwasher. The downstairs family bathroom suite is part tiled with sink WC and bath with shower attachment. On the first floor there are two bedrooms and a separate WC as well as a useful space housing the stairs to the converted loft which could be used as an office/hobby room.

Outside the west facing rear garden has a small patio area and is mainly flint paved with a path to the shed at the rear.



# 6 Parklands Road

## Hassocks

- Two bedroom Victorian house with additional converted loft room
- Central village location near all schools
- Mid terrace
- West facing rear garden
- No ongoing chain
- Family bathroom
- Modernisation required
- Fitted kitchen
- EPC – D
- Council tax – C

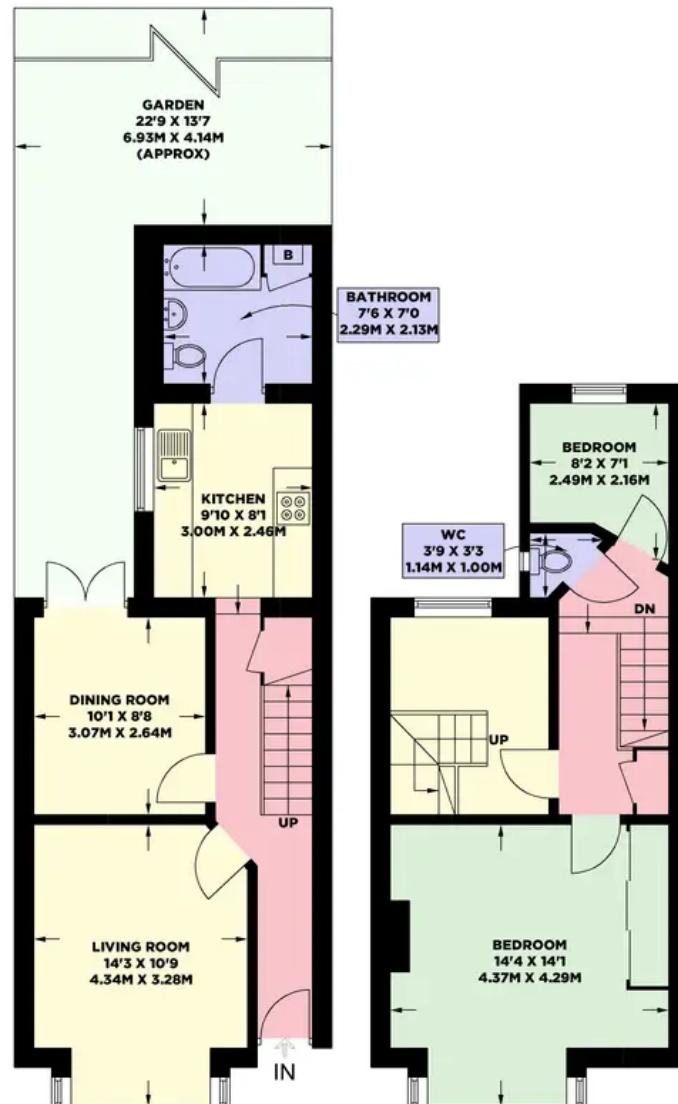
**LOCATION:** Parklands Road occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre. Hassocks is surrounded by the South Downs National Park and is only 10 miles away from Brighton. It is a short walk from all schools in Hassocks (including Downlands School) and a short drive from Hurst College.

**BY ROAD:** Access to the major surrounding areas and motorway network can be found approximately three miles to the south at Pyecombe.

**STATION:** Hassocks mainline railway station is a short walk away and has fast and frequent services to London (London Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).



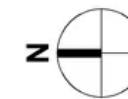
# 6 PARKLANDS



**Ground Floor**  
**477 sq Ft / 44.3 sq M**

**First Floor**  
**405 sq Ft / 37.6 sq M**

**Second Floor**  
**200 sq Ft / 18.6 sq M**



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)

**1027 sq ft / 95.4 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)

**1082 sq ft / 100.5 sq m**



CH	Ceiling Height
T	Hot Water Tank
FF	Fridge / Freezer
↔	Head Height Below 1.5m
↔	Measuring Points
S	Storage Cupboard
W	Fitted Wardrobes
→	Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terrace are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale. The 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 items shown is an approximate interpretation for illustrative purposes only.



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