



## 43 The Quadrant, Hassocks, BN6 8BS

£550,000

Extended 3 bedroom 1950's semi-detached house in a secluded location within walking distance of the village centre



**MANSELL  
McTAGGART**  
Trusted since 1947

# 43 The Quadrant

## Hassocks

This is a very nicely presented light and spacious three-bedroom family home with loft conversion to create a master bedroom with en-suite shower room. The kitchen is extended with a conservatory room serving as the dining/breakfast area and looks out towards the rear garden. In brief, the accommodation comprises an entrance hall leading to a cottage-style sitting room with a working fireplace. The modern kitchen / breakfast / dining room looks towards the rear garden. In 2018 the current vendors added a side extension which incorporates a utility room, WC and office.

On the first floor there are two good-sized bedrooms with cupboards and a family bathroom with white suite. On the second floor is the master bedroom with built-in cupboard space and en-suite shower room.

Outside the pretty mature sunny 65' rear garden has a large shed and a side gate with access to the front. There is an outdoor cabin built in 2018 with power and lighting, which is currently used as a treatment room. At the front of the property is a private driveway providing two parking spaces and the potential to create an additional third space.

**JANSELL  
TAGGART**



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## Hassocks

- Cottage style sitting room with working fireplace & exposed floorboards
- Conservatory style extended modern kitchen/breakfast/dining room leading to the garden
- Loft conversion creating master bedroom & ensuite shower room
- Two further good sized bedrooms, family bathroom, family bathroom with white suite
- Attractive 65' rear garden
- Private driveway with parking for 2 cars & the potential for a further space
- Gas central heating & mostly double glazed
- Council Tax Band: D / EPC Rating: E
- Side extension to include office

**LOCATION:** The Quadrant can be found off Ockley Lane in Keymer, situated within walking distance of a small parade of shops. Hassocks village centre with its more comprehensive range of shopping facilities, post office and excellent primary and secondary schooling is within half a mile as is Hassocks mainline railway station providing fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

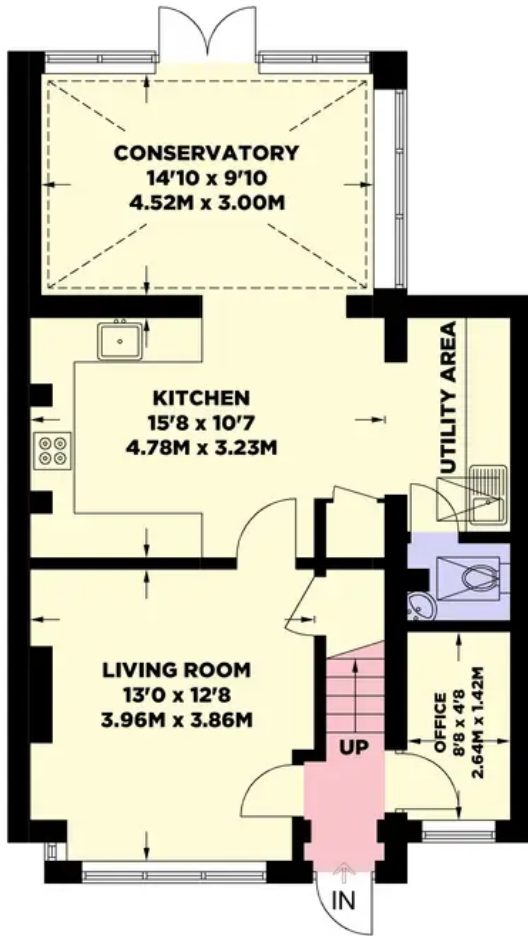
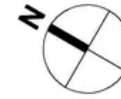
**DIRECTIONS:** From our offices in Hassocks village proceed along the Keymer Road heading East to Keymer village. Ockley Lane can be found on your left hand side before a small parade of shops and The Quadrant will be found a short way down on the left again.



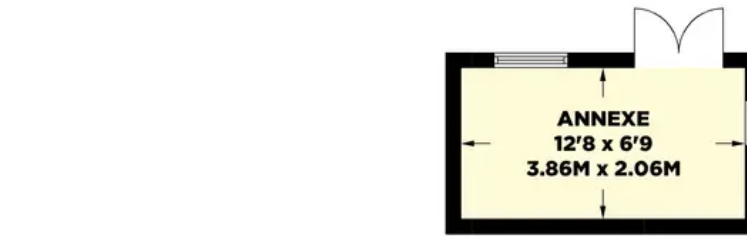
# 43 THE QUADRANT

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING ANNEXE)

**1301 sq ft / 120.9 sq m**

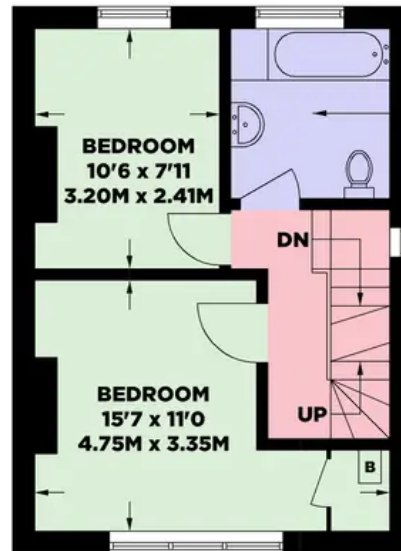


**Ground Floor**  
**664 sq Ft / 61.7 sq M**

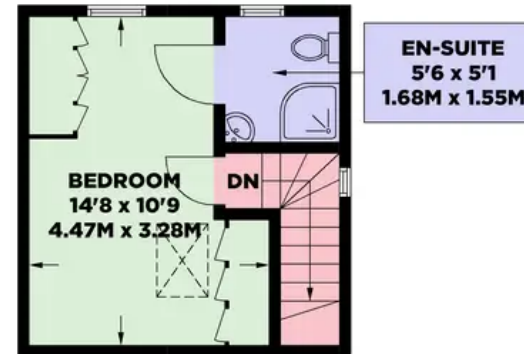


(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

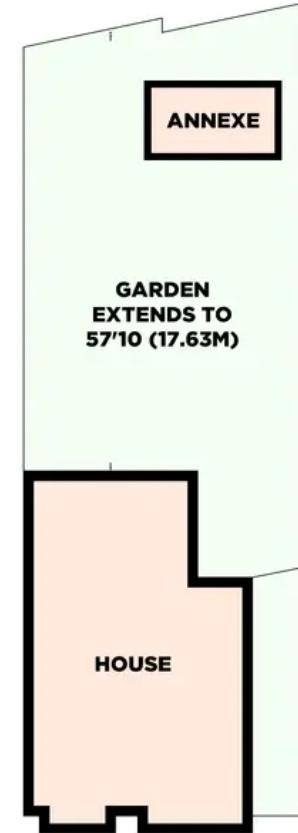
**Annexe**  
**85 sq Ft / 7.9 sq M**



**First Floor**  
**351 sq Ft / 32.6 sq M**



**Second Floor**  
**201 sq Ft / 18.7 sq M**



**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 calculations. All site plans are for illustration purposes only and are not to scale. 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 shown is an approximate interpretation for illustrative purposes only.

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**Certified  
Property  
Measurer**

- (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

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so 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 a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. 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 book an appointment to view before embarking on any journey to see a property and check its availability.