



1 Newlands Close, Hassocks

This well-presented three/four bedroom semi-detached house, with a previously converted garage into fourth bedroom/home office with downstairs shower room, previously extended kitchen with all integrated appliances, large garden and driveway for two cars in a central Keymer location.

£600,000



**MANSELL
McTAGGART**
Trusted since 1947

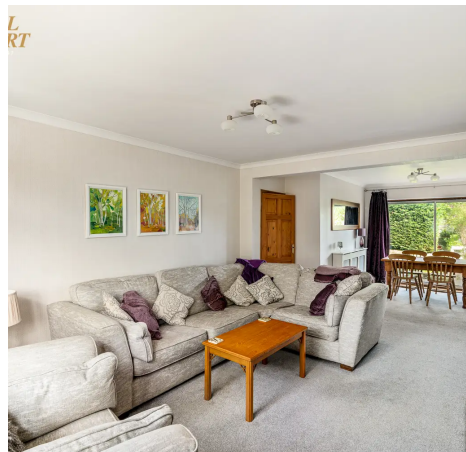
1 Newlands Close

Hassocks

- Central Keymer location near to shops and schools
- Driveway for two cars
- Extended and modernised kitchen/diner with all integral appliances
- Spacious lounge/dining room
- Large rear garden
- Potential to convert loft STPP
- Two good size doubles with third good size single bedroom
- Optional fourth bedroom with shower room/home office/playroom
- Energy performance rating: C
- Council tax band: D

The front door of the house leads into the hallway with rooms leading to all downstairs rooms with stairs leading you to the first floor. The previously extended and modernised kitchen sits at the rear of the property with a patio door leading to the garden. The kitchen itself is fitted with all integrated appliances including a fridge/freezer, washing machine, tumble dryer, wine fridge, dishwasher, oven, another oven/microwave/grill and a heating drawer. The condensing boiler is also located in the kitchen. The dual aspect lounge/diner runs the full length of the property with a large bay window to the front and a sliding patio door to the rear garden. The focal point of the lounge is a marble fireplace fitted with a gas burner. The office which has been previously converted from the garage has a window to the front, velux windows installed in the ceiling in 2020 and a door leading to the downstairs shower room with saniflow toilet.

**MANSELL
& TAGGART**



1 Newlands Close

Hassocks

The stairs lead you to the first floor landing with doors leading to all rooms. Bedroom one is the larger of the double bedrooms which has been decorated approximately two years ago and has a large bay window overlooking the front elevation. Bedroom two is also a good size double bedroom with fitted wardrobes installed approximately 10 years ago and has a window overlooking the rear garden. The third bedroom previously fit a double bed but the current owner has installed fitted wardrobes which could be easily removed to restore back to a small double bedroom. The bathroom is a four piece suite with w/c, basin, bath and separate shower. The loft hatch is accessed in the hallway, leading to a partially boarded loft with pull-down ladder. The hot water tank is also located in the loft.

Outside, to the front of the property is a gravelled driveway suitable for two cars. The rear garden measures 92ft in length, contains a patio immediately to the rear of the house, a sunken patio and seating area halfway down the garden. There are two storage sheds at the very back of the garden.

Newlands Close is situated within a 10 minute walk of Hassocks village centre with its comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all within half a mile as is Hassocks mainline railway station.



1 NEWLANDS CLOSE



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
1219 sq ft / 113.3 sq m

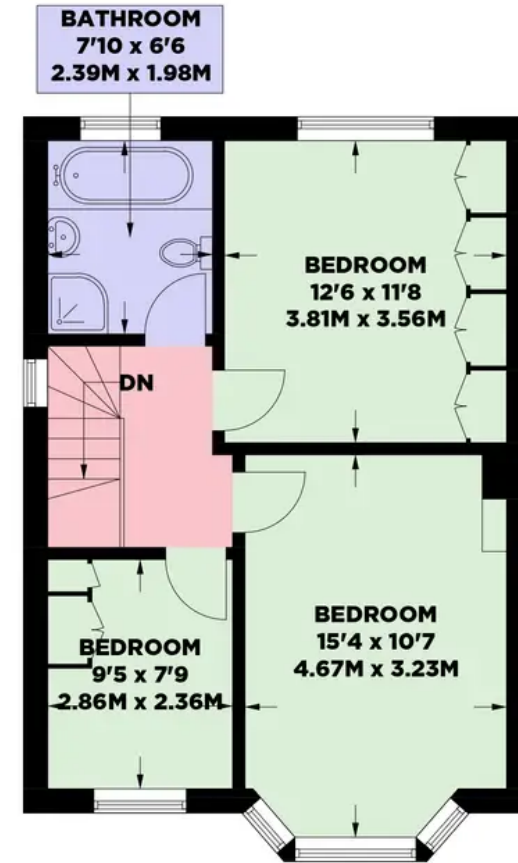
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
1223 sq ft / 113.7 sq m



Site Plan



Ground Floor
712 sq Ft / 66.2 sq M



First Floor
511 sq Ft / 47.5 sq M

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

© 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 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.

29 Keymer Road, Hassocks, West Sussex BN6 8AB

has@mansellmctaggart.co.uk

mansellmctaggart.co.uk

01273 843377

MANSSELL McTAGGART
Trusted since 1947



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.