



26 Semley Road, Hassocks, BN6 8PE

£1,250,000

This magnificent five bedroom detached family house has been re built and extensively modernised to an extremely high standard by the current owners offering modern versatile and adaptable living, situated in a cul-de-sac, only a three minute walk from the station.



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Hassocks

This wonderful family home is designed for open-planned living with the entrance hall flowing into the large living, dining & kitchen areas with bi-fold doors and wonderful views onto the large private rear garden. Three further rooms off the main area include a guest bedroom, office, family room/snug and a separate utility area with good storage and space for a washing machine & tumble dryer and a separate WC. The newly fitted Wren kitchen has a fully integrated full-height fridge and freezer, two Bosh ovens, an integrated dishwasher, Neff five-ring induction hob, glass-fronted under counter wine fridge and Insinkerator tap for instant boiling/hot/cold/filtered water. Other design elements in the kitchen include a well appointed larder, stunning vaulted ceiling with Velux windows, and a bi-fold window over the sink which leads onto a stainless steel outdoor bar. The living /dining area has a large glass roof lantern and a cosy Stovax wood burner for those cooler evenings.

On the first floor, there are four good sized bedrooms, two of which have ensuite shower rooms, and a family bathroom has a bath with shower over. The master bedroom has a lovely outlook over the beautiful large rear garden and the spacious landing area has a fitted linen cupboard. There is also planning consent granted for a further master bedroom in the loft with an ensuite bathroom with twin Velux in place and the loft being fully boarded with power, water and lighting. The newly fitted Viessmann boiler is also housed in the loft.



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Outside, the large rear garden has a beautiful 800 square foot porcelain patio leading onto a substantial lawned rear garden with raised beds and various trees and plants including a large apple tree and cherry tree. At the back of the garden there is a stylish 'shack' with power and a drinks fridge and fitted pallet sofas and is a great place to chill in the summer whilst sitting back admiring the view to the house. The front garden has off road parking for up to six cars and access to the garage which has a rather cleverly converted office area finished in good decorative order.

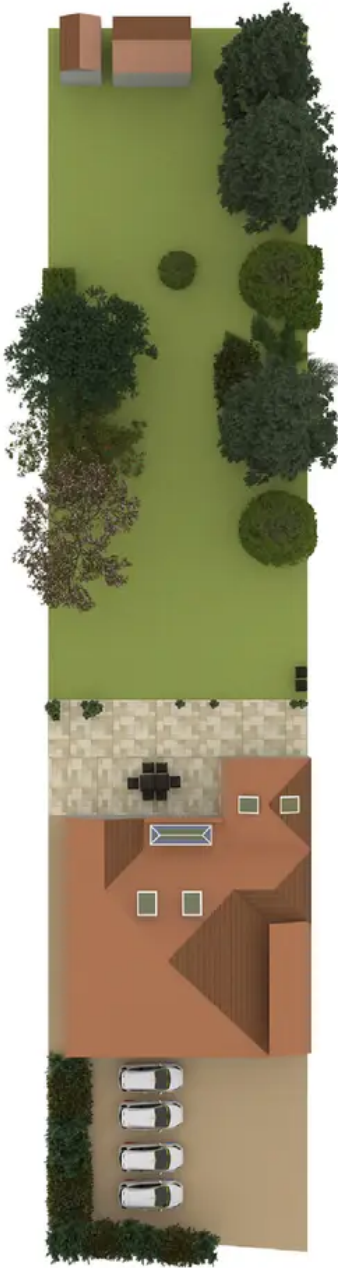
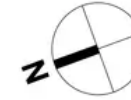
- Five bedroom detached family house
- Large rear garden
- Off road parking for up to six cars
- Open planned kitchen dining living space
- Separate Utility
- Planning consent for loft conversion granted
- Garage / office room
- Versatile living options
- Highly sought after cul-de-sac location, only a 3 minute walk to mainline train station
- Totally refurbished throughout to a very high standard in 2021
- EPC: D, Council Tax: E



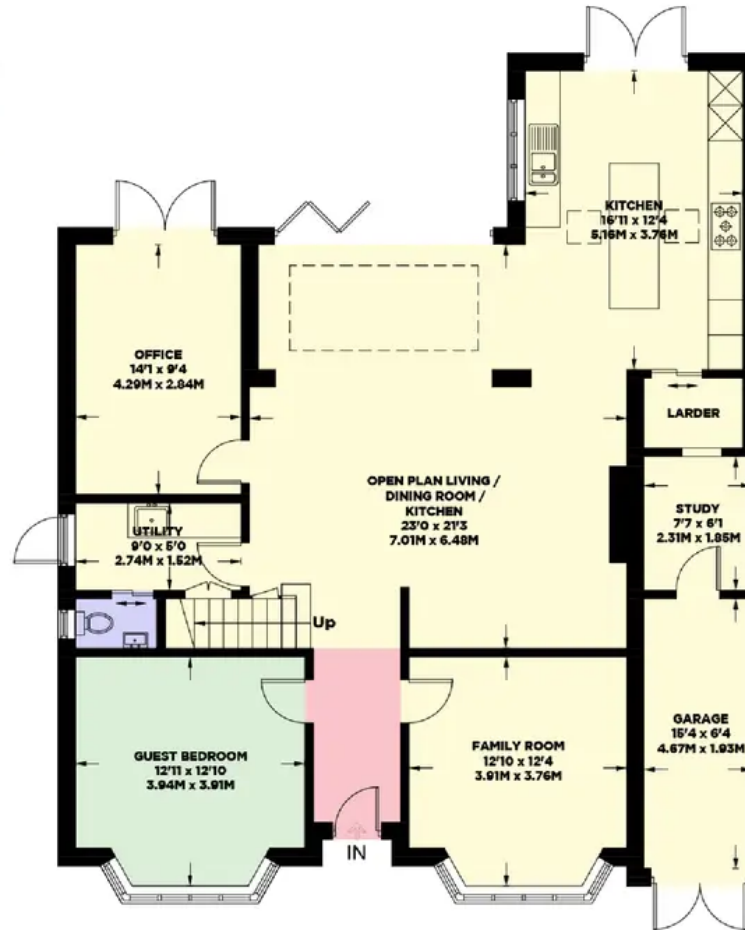
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APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USE AREAS / GARAGE)
2260 sq ft / 210.0 sq m

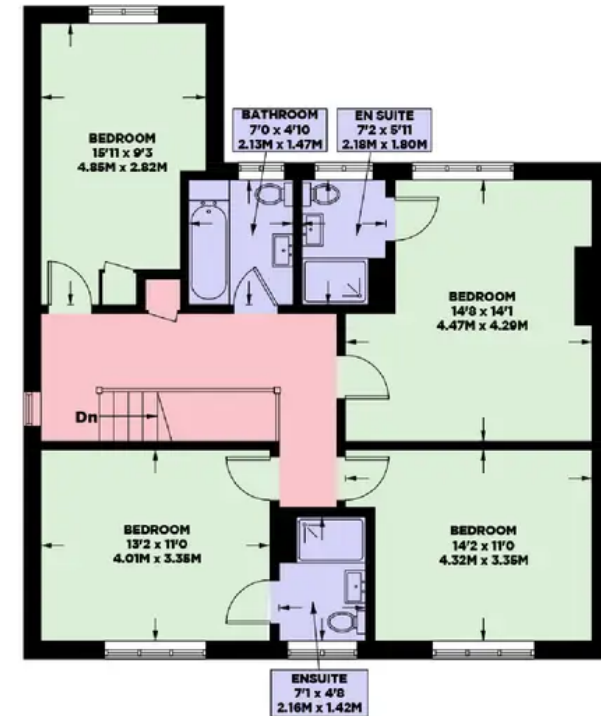
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USE AREAS / GARAGE)
2351 sq ft / 218.4 sq m



Site Plan



Ground Floor
1455 sq Ft / 135.2 sq M
(Including Garage)



First Floor
895 sq Ft / 83.2 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 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.

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