



Annandale, Orchard Lane, Hassocks, BN6 8QF

£1,250,000

Extremely unique opportunity to purchase a three bedroom detached house with double garage and driveway plus a further three bedroom detached house on the plot.



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Annandale, Orchard Lane

Hassocks

Annandale: Council Tax: F – EPC: E

Annandale Cottage: Council Tax: D – EPC: F

The front door opens into a half brick/half uPVC porch/sunroom from here a door opens into the entrance hall. Doors from the hall lead to the downstairs w/c, living room and dining room, with stairs up to the first floor.

On the right, the conveniently located dining room leads to the spacious kitchen. The kitchen is a bright room with dual aspect windows/side door opening onto a paved area with a small storage unit housing the oil-fired boiler. The kitchen is fitted with an integrated chest high oven/grill and hob with additional oven below, two single basin sinks, plentiful fitted units and spaces for fridge/freezer/washing machine/dishwasher.

To the left is an exceptionally spacious living room with a wood burner at one end and an open fireplace at the other. There are windows on either side of a patio door which opens to the front of the house, these allow ample natural light into the living room giving a lovely view of the garden. Beyond the open fireplace a door leads into the downstairs bedroom. The bedroom is a large, bright room with a dressing room and a 4-piece en-suite with a walk-in shower, bath, w/c, basin and heated towel rail. From the en-suite, there is access to a store room/workshop with a further door leading into the double garage. Above the garage is a converted loft room, providing potential office space, games room, workroom or storage. Back at the entrance hall, stairs lead up to the first floor landing with doors to all rooms and a cupboard housing the hot water tank. There is a Velux window over the staircase allowing natural light onto the landing. Here there are two bedrooms and a bathroom.



Annandale, Orchard Lane

Hassocks

Onto the Annex (Annandale Cottage); the front door leads into the kitchen which contains a free-standing oven/hob, space for dishwasher and fridge/freezer, a single basin sink and a good amount of cupboard storage. From the kitchen a door opens into the centrally placed dining room. From here a door leads to a large cupboard and the utility room which contains w/c, storage and space for a washing machine and dryer. A second door on the opposite side of the room leads to the living room. The living room is a light room which incorporates a sliding door opening onto a secluded patio area at the front of the house and a large understairs cupboard. Stairs lead up to the first floor. The landing has doors leading to all rooms plus an airing cupboard which houses the hot water tank. There are three bedrooms and a bathroom. The bathroom has a 3-piece suite with w/c, basin and walk-in shower cubicle. The Annex has electric storage heating.

Approaching from Orchard Lane wooden gates open on to the attractive brick paved driveway which provides off street parking for numerous vehicles. The delightful garden is located in front of the property. It is split into two separate areas, the first in front of the Annex is the smaller of the two and is laid mainly to lawn with two mature trees. Outside the Annex is a paved sun terrace and a large established flower bed. The larger garden area, opposite Annandale, consists of a large lawn with flower beds on three sides and a greenhouse. A mixture of natural hedges, brick walls and fencing enclose the whole garden. A slate-roofed wood store is nestled against the west wall. The drive is bordered by an ornamental brick retaining wall. Annandale provides a quiet and peaceful space in the heart of Hassocks.



ANNANDALE, ORCHARD LANE

APPROXIMATE GROSS INTERNAL AREA MAIN HOUSE
(EXCLUDING LIMITED USED AREAS / GARAGE)

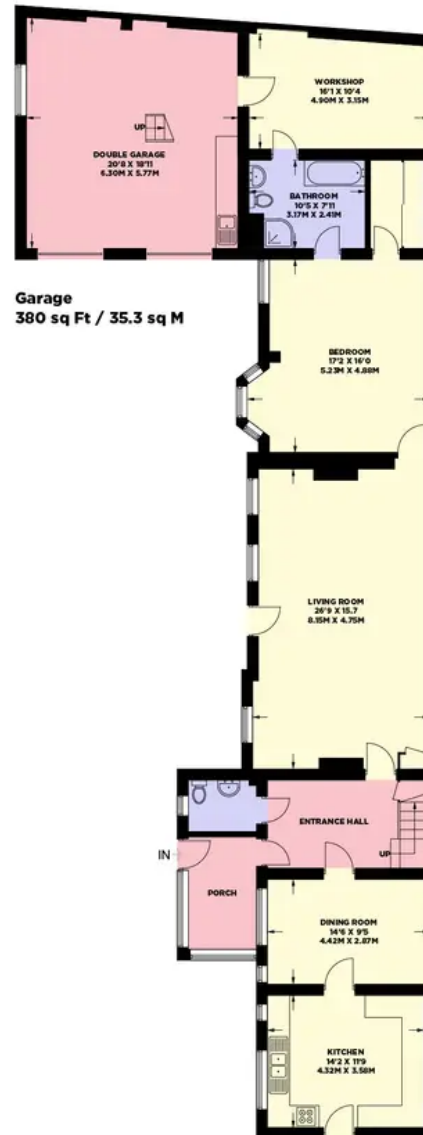
1978 sq ft / 183.8 sq m

APPROXIMATE GROSS INTERNAL AREA ANNEXE
(EXCLUDING LIMITED USED AREAS)

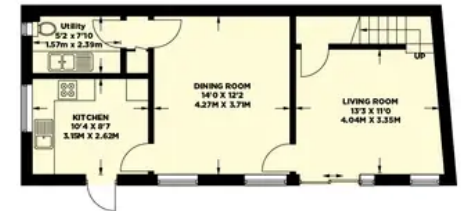
1023 sq ft / 95.1 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)

3619 sq ft / 336.3 sq m



Annexe First Floor
510 sq Ft / 47.4 sq M



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Annexe Ground Floor
513 sq Ft / 47.7 sq M



CH

T

FF

Head Height Below 1.5m

Measuring Points

S

W

Garden Shortened for Display

Ceiling Height

Hot Water Tank

Fridge / Freezer

Head Height Below 1.5m

Measuring Points

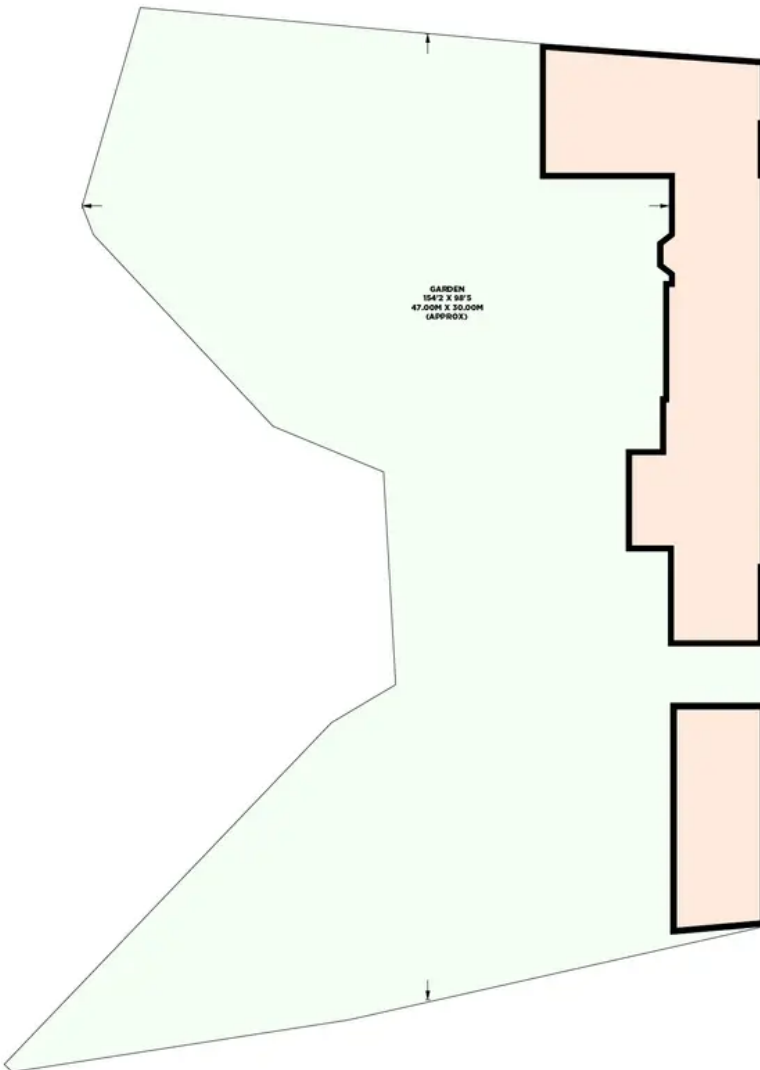
Storage Cupboard

Fitted Wardrobes

Garden Shortened for Display



**Certified
Property
Measurer**



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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 area 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

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