



## 29 Bonny Wood Road, Hassocks, BN6 8HP

£725,000

A well-presented, three double bedroom detached bungalow with 70 foot South-facing rear garden backing onto protected woodland in a sought-after road near central Hassocks with excellent scope for loft conversion (STPP) is being offered as vacant possession with no onward chain.



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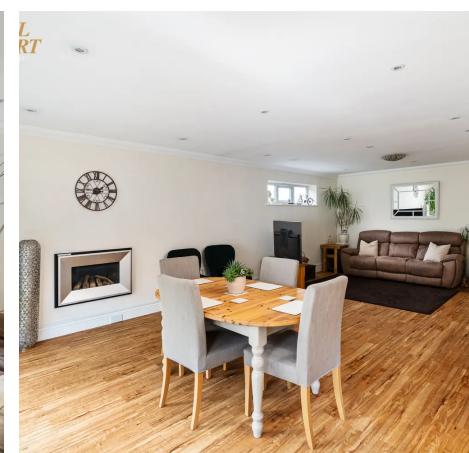
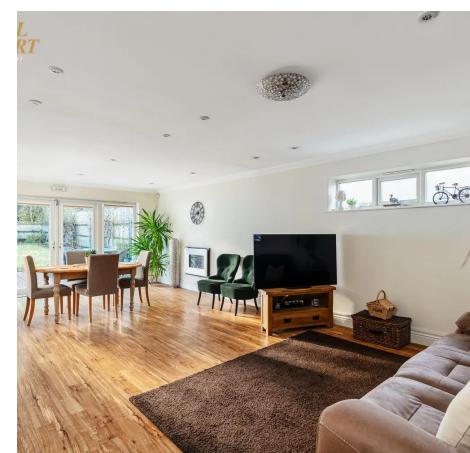
# 29 Bonny Wood Road

## Hassocks

A uPVC double glazed front door leads into the entrance porch with further door leading to the hallway. The hallway contains a storage cupboard, doors leading to all rooms and a loft hatch with pull down ladder leading to a very spacious, fully boarded, fully insulated loft with excellent extension potential (STANPC).

On the right is the main bedroom which is a large double bedroom with double glazed uPVC window to front elevation with shutters. This bedroom has a fully tiled en-suite bathroom, re-modelled in October 2018, with a white, 3 piece suite containing an oversized shower cubicle with twin shower heads, sink with vanity cupboards underneath and a low level w/c with concealed system. Opposite the main bedroom is bedroom three, containing fitted wardrobes, a fitted chest of drawers and fitted dressing table with a double glazed uPVC window to the front with plantation style shutters. Next is the family bathroom which is a fully tiled, white, 4 piece suite containing a panel enclosed bath, low level w/c, wall mounted basin, shower cubicle with Mira shower unit, wall mounted vanity units and double glazed uPVC window to side with plantation style shutters. Lastly, is the second bedroom which is a good sized double bedroom with double glazed uPVC window to side.

From the hallway, into the spacious, dual aspect lounge/dining room with high level double glazed uPVC window to side and double glazed uPVC windows/double doors with Perfect Fit blinds leading into the rear garden and a wall inset fitted living flame gas fire. An arch way from the dining area leads you into the comprehensively fitted kitchen which was re-modelled in March 2022. There are both eye and base level units with slow close doors and chrome rail door furniture.



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## Hassocks

The fittings include a Franke stainless steel sink unit with boiling water tap, an integrated washing machine, an integrated tumble dryer, an integrated family-sized dishwasher, a free-standing Rangemaster range cooker with Bosch stainless steel extractor canopy, an integrated larder-style fridge/freezer and a wire-racked pull-out larder cupboard. There are tiled splashbacks around the kitchen worktops and there is a double glazed uPVC window to the rear garden.

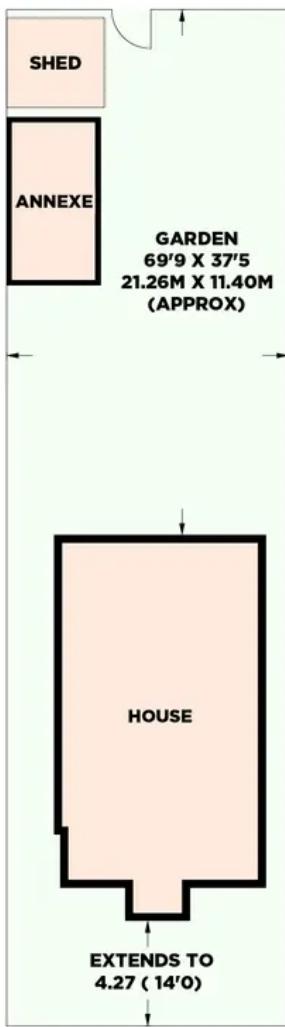
Outside, to the front is a low maintenance brick paved driveway with Tesla car charging point, personal gated side access and vehicular gated side access leading to further parking and, in turn, the rear garden.

The South-facing rear garden measure 70ft long and 40ft wide and has extensive brick-paved patio areas, an electronically operated awning and an area of lawn with mature, established borders and fruit trees. The garden is well-fenced with gated rear access directly onto the protected woodlands. There is a substantial timber garden shed with wall shelving and workbench and has light/power connected.

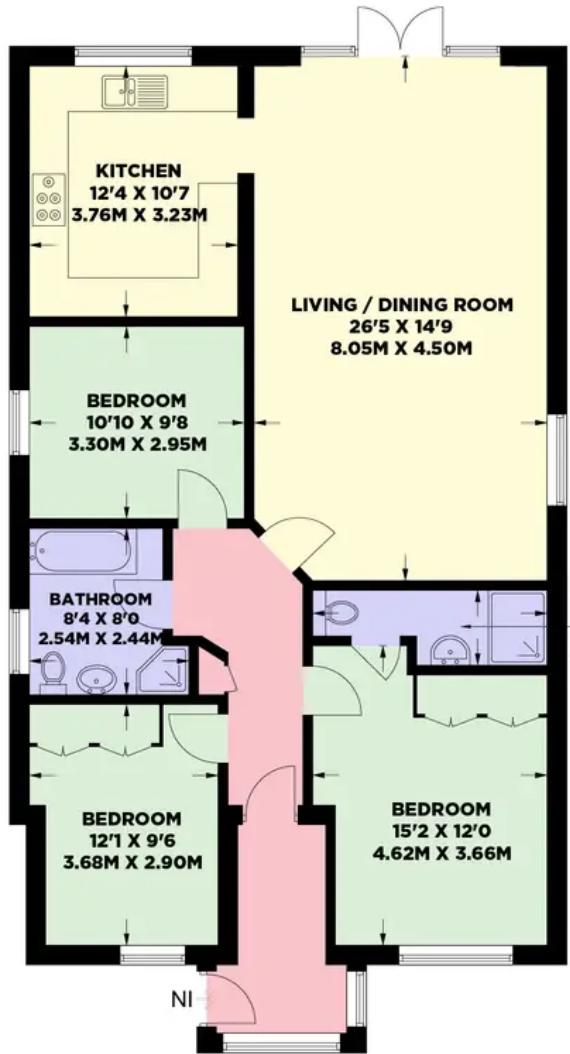
The annexe, which was converted in Summer 2022, has a door leading into the principal room with built-in furniture containing an integrated, under-countertop fridge and separate freezer, display shelving and wine rack. The annexe has power and lighting, CAT6 cabling, a loft hatch with pull-down ladder leading to a fully boarded and insulated loft storage area. There is also a large double glazed uPVC floating Mullion windows facing into the rear garden. There is an office room with CAT6 internet point, plentiful power sockets and double glazed upVC window to patio area. There is a part-tiled cloakroom with w/c and basin.



# 29 BONNY WOOD ROAD



**Site Plan**



**Ground Floor**  
**1185 sq Ft / 110.1 sq M**

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Floor plan is for illustration and identification purposes only and is not a legal document. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not legal documents. 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 fittings shown is an approximate interpretation for illustrative purposes only.

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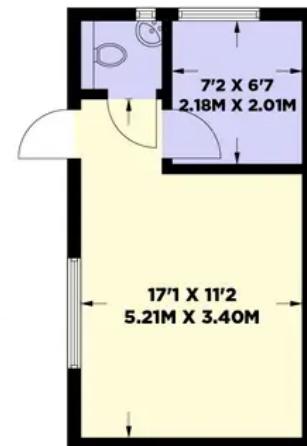


APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING ANNEXE / EXCLUDING LOFT SPACE & LIMITED USE AREAS)  
**1416 sq ft / 131.6 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING ANNEXE & LIMITED USE AREAS / EXCLUDING LOFT SPACE)  
**1185 sq ft / 110.1 sq m**



**Loft Space**  
**689 sq Ft / 64.0 sq M**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**Annexe**  
**235 sq Ft / 21.8 sq M**

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

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