



23 Chancellors Park, Hassocks, BN6 8EY

£825,000

This 1930's extended three bedroom detached family home situated in the desired Chancellors Park offers good living space and many original features as well as a large west facing garden. The property offers potential to extend STNPC as well as being in a central location within walking distance to all local amenities as well as local schools and Hassocks mainline station. The property also benefits from no ongoing chain.



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23 Chancellors Park

Hassocks

Ground floor – an entrance porch leading into a large entrance hallway with stairs to the first floor and understairs cupboards, two reception rooms the front of which has a bay fronted window and a feature fireplace housing a wood burner. The rear reception room also has a feature fireplace with double doors leading onto a large conservatory with French doors leading onto the west facing rear garden. The large kitchen with extended dining area comprises of a selection of wall and floor mounted units, four ring integrated gas hob, Neff integrated oven and grill, integrated fridge, boiler cupboard housing Potterton boiler. There is a further separate utility area with integrated freezer and space for washing machine as well as a separate WC and door onto the rear garden.

First floor – Large landing with loft hatch, a large family bathroom, with WC, bath with overhead shower attachment, sink, and bidet. Three family bedrooms, one with a bay window to front, the bedroom at the back has a large airing cupboard housing the hot water tank and the third bedroom has storage both in the eaves and a large cupboard.

Outside – The large west facing rear garden has a good size patio leading onto a large lawned area with various raised beds and borders and a shed at the rear, there is side access to the front of the house as well as access to the garage which has power, lighting, and up and over door and the meters. The front is fully paved with parking for two cars. The property comes with many original features as well as having gas central heating and the potential to extended STNPC.

MANSSELL
& TAGGART



23 Chancellors Park

Hassocks

- Three bedroom detached family house
- Extended on the ground floor
- West facing rear garden
- Garage
- Three reception rooms including conservatory
- Original features
- Further extension potential STNPC
- Desired central village location
- No ongoing chain
- EPC: E Council Tax: E

Chancellors Park is a pleasant road in the heart of Hassocks Village close to all shopping facilities and walking distance of both primary and secondary schooling. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

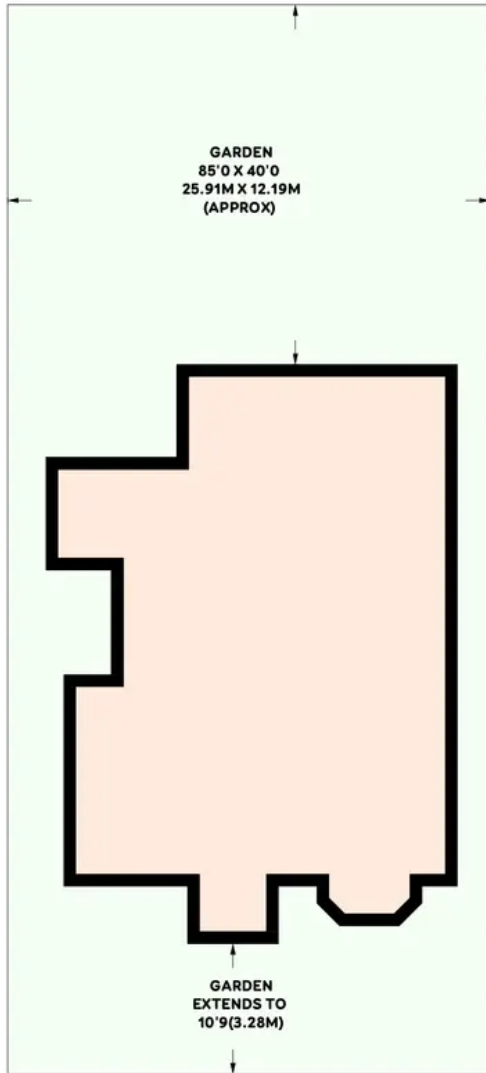
STATION: Hassocks mainline railway station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

BY ROAD: Access to the major surrounding areas and motorway network can be found approximately 3 miles to the south at Pyecombe.

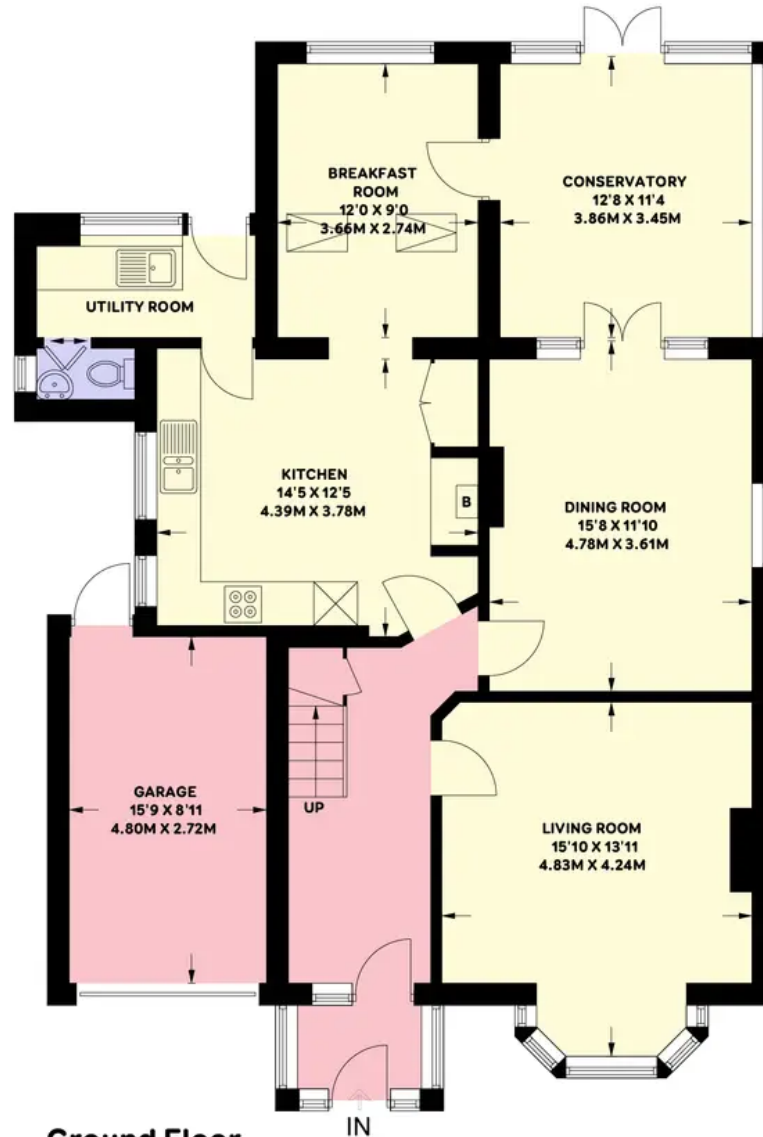
DIRECTIONS: From our offices on the corner of Grand Avenue and Keymer Road proceed west towards the railway station, Chancellors Park is on your right just after the primary school and before Bennett Oakley & Partners Solicitors (formerly Barclays Bank).



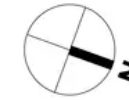
23 CHANCELLORS PARK



Site Plan



Ground Floor
1070 sq Ft / 99.4 sq M



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

1740 sq ft / 161.7 sq m

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

1891 sq ft / 175.7 sq m



First Floor
682 sq Ft / 63.4 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 be used for legal purposes. Plots, gardens, balconies and terraces are illustrative only and excluded calculations. All site plans are for illustration purposes only and are not to be used for legal purposes. No 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 finishes shown is an approximate interpretation for illustrative purposes only.

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MANSSELL McTAGGART
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