



2 Roman Road, Hassocks, BN6 9RY

£340,000

This 2 bedroom detached coach house is offered to the market as a unique purchase being a freehold, fully detached coach house with private entrance and two garages.

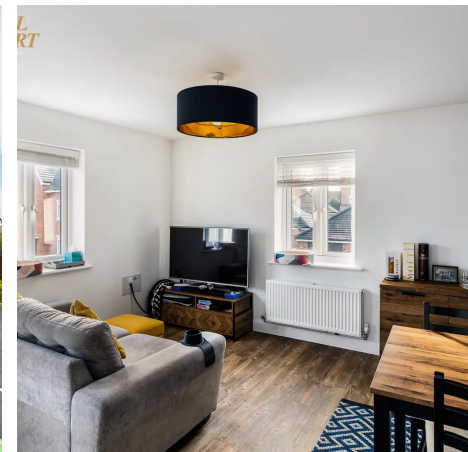


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2 Roman Road

Hassocks

The front door leads into a short entrance porch with staircase leading to the first floor landing with doors leading to all rooms. On the left is the main bedroom which is a large double bedroom with fitted wardrobes that the current owners had fitted as an extra by the developers, a double glazed uPVC window to front elevation fitted with black-out curtains and a three piece en-suite bathroom with large walk-in shower, w/c, basin and double glazed uPVC window for ventilation. Next, on the right from the stairs is the second bedroom that the current owners are using as an office. It is a good sized double with a fitted cupboard over the stair cavity that can be used as storage or airing cupboard and a double glazed uPVC window to front elevation also fitted with black-out curtains. Next room over is the family bathroom which is a three piece suite laid out as bath, w/c, basin and double glazed uPVC window. There is a loft hatch in the landing leading to a large, usable loft space for storage but is currently not fitted with a ladder or floorboards. Lastly, there is a door at the end of the hallway leading to the triple aspect kitchen/diner/living room. It is a good-sized, bright and airy room with space for a living room area and dining area. The kitchen is fitted with an integrated Zanussi washer/dryer, dishwasher and fridge/freezer. There is also a stainless steel single basin sink with drying board and an integrated 4-ring gas hob, oven and stainless steel extractor hood.



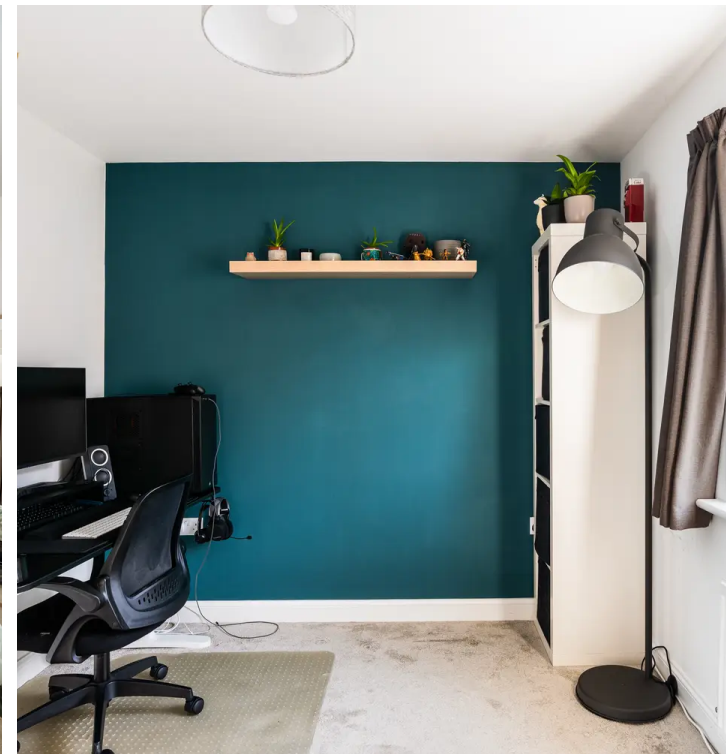
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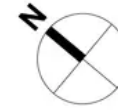
There are a good amount of base and eye level white units with chrome handles and plentiful sockets/counter-top space. The Ideal Logic combi-boiler is also found in the kitchen and is only 3 years old as was installed when the property was built and has been serviced annually. The current owners have also had a Howdens kitchen island fitted with matching white base units with chrome handles for further storage/counter-top space. The triple-aspect windows in the open-plan living space are double glazed uPVC windows with fitted blinds to all windows. Please note, there is an estate charge of approx. £750.00 per annum which includes buildings insurance.

Outside, at the end of this quiet road, is a path leading to fields, woods, South Downs and nearby historic village of Hurstpierpoint.

- 2 bedroom detached coach house
- Close proximity to Hassocks mainline station
- Remainder of NHBC guarantee to 2030
- 2 garages with further visitor parking at rear
- Potential to convert garage into additional room STPP
- Triple aspect open-plan kitchen/dining/living room
- Fully fitted kitchen with integrated appliances
- Additional kitchen island fitted by current owners
- Main bedroom with en-suite
- Council tax band: C – EPC rating: B



2 ROMAN ROAD

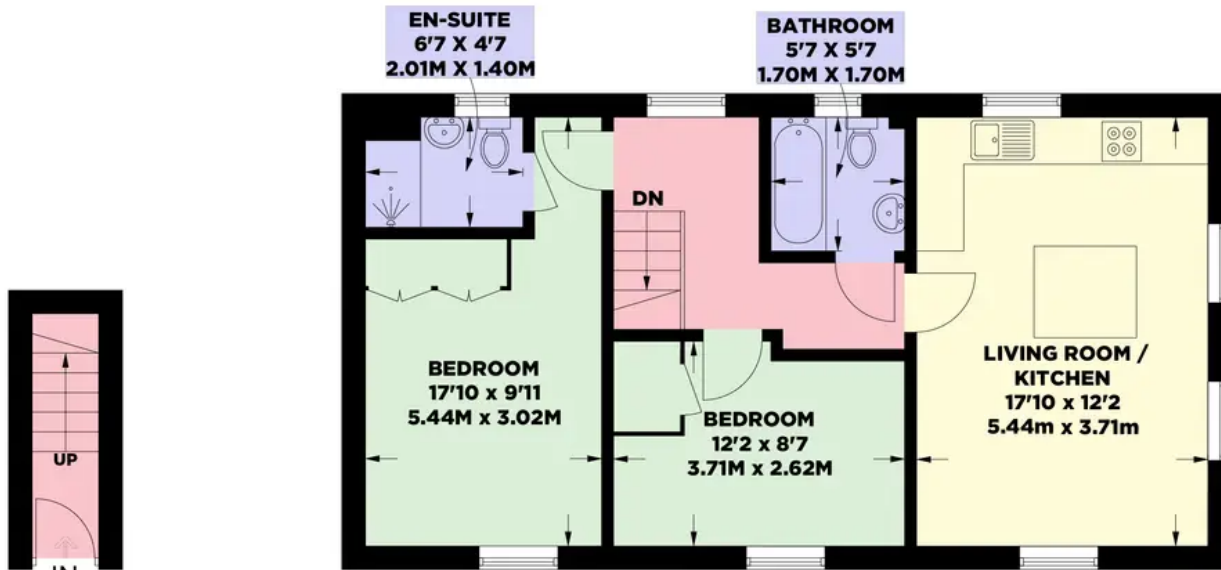


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING OUTBUILDINGS)

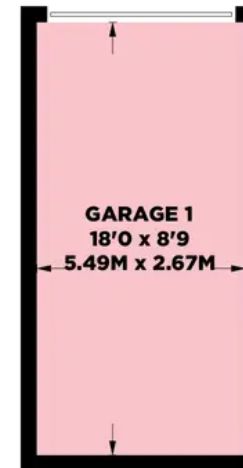
655 sq ft / 60.9 sq m

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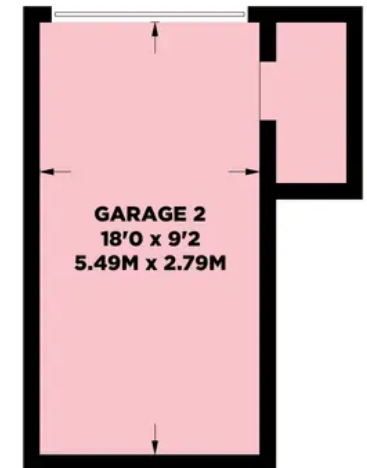
1001 sq ft / 93.1 sq m



Ground Floor 28 sq Ft / 2.6 sq M
First Floor 627 sq Ft / 58.3 sq M



Garage 1
18'0 x 8'9
5.49M x 2.67M
157 sq Ft / 14.6 sq M
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Garage 2
18'0 x 9'2
5.49M x 2.79M
189 sq Ft / 17.6 sq M
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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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.

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

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