



## 15 The Minnels, Hassocks

An executive style four bedroom detached family home with a double garage forming part of this small private close, centrally situated in the heart of the village, close to all amenities including schooling for all age groups and just a short walk of the main line railway station. Offered for sale with vacant possession and no onward chain.

£850,000



**MANSELL  
McTAGGART**  
Trusted since 1947

# 15 The Minnells

Hassocks

**Pillared Entrance Porch:** forward to

**Hall:** stairs to first floor, understairs cupboard, window to front.

**Cloakroom/WC:** re-fitted white suite, low level WC, wash hand basin, window to rear.

**Kitchen/Breakfast Room:** fitted at eye and base level with soft close high gloss units with chrome furniture & contrasting black granite worktops & upstands. 1 and half bowl, 1 drainer sink unit, integrated 'Kenwood' double oven, 'Belling' hob, concealed filter hood, integrated fridge, tiled floor, space for table & chairs. window to rear, door to:

**Utility Room:** fitted at eye & base level with soft close, high gloss units with chrome furniture & contrasting granite effect worktops, single bowl, single drainer stainless steel sink unit, space & plumbing for washing machine, 'Worcester Boiler', window to rear, half glazed door to rear garden.

**Sitting Room:** 'Adams' style fire surround with Marble inserts & hearth, fitted coal effect gas fire, window to front, double doors to:

**Extended Dining Room:** triple aspect, window's to side & rear, patio doors to rear garden. Door to hall.

**Office/Study:** window to front, door to hall.



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**First Floor:** landing, airing cupboard, hatch to loft space.

**Master Bedroom:** window to front, 'Airforce' air conditioning unit.

dressing area: His n Hers mirror fronted wardrobes en-suite shower room/WC: white suite of low level WC, pedestal wash hand basin, spherical shower enclosure, tiled floor & walls, window to rear.

Bed 2: x 2 windows to front, built in double WC

Bed 3: window to rear, range of fitted bedroom furniture.

Bed 4: window to rear

**Family Shower Room/WC:** refitted white suite, oversized shower enclosure, low level WC, wash hand basin, window to rear.

**Outside: Front Garden:** lawn, shrubs, specimen trees.

**Double Width Drive:** provides off street parking and access to:

**Double Garage:** Electric roller door, eaves storage, half glazed personal door to the side, Workshop, workbench, window to rear.

**Enclosed West Facing Rear Garden:** substantial paved stone patio, lawns, shrub beds & borders, mature Oak tree, Timber summer house with power, well fenced, gated side access.

*Agent Note: The private road is managed by a residents association with a £100/Annum management fee.*

**Council Tax: G EPC: D**

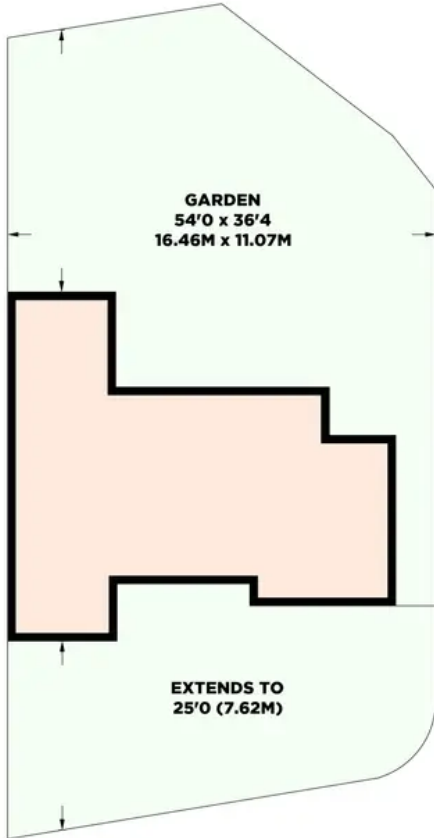


# THE MINNELLS

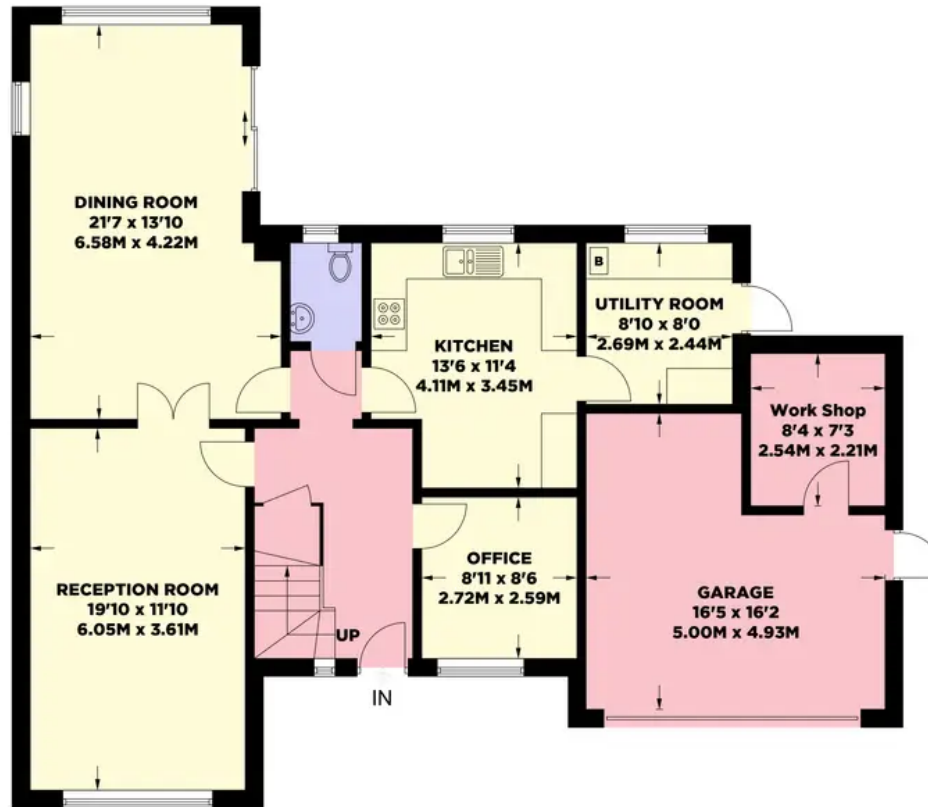


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING GARAGE / WORKSHOP)  
**1750 sq ft / 162.6 sq m**

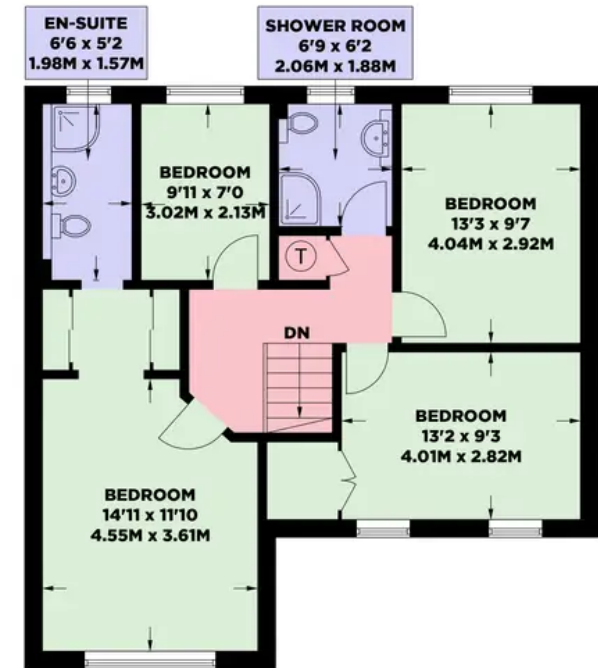
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE / WORKSHOP)  
**2042 sq ft / 189.7 sq m**



**Site Plan**



**Ground Floor**  
**991 sq Ft / 92.1 sq M**



**First Floor**  
**759 sq Ft / 70.5 sq M**

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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

**MANSSELL**  
**McTAGGART**  
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**RICS**  
**Certified**  
**Property**  
**Measurer**

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

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.