



23 Hassocks Gate, Hassocks, BN6 9ZH

£400,000

This three bedroom mid terraced house built on the Saxon Mills development by Barratt homes in 2019 is of the Palmer stone design, being with in easy walking distance to Hassocks mainline station and offering its own allocated parking space as well as a garage, makes it a very attractive option as an ideal first home.



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Hassocks,

The entrance porch has a downstairs WC then leads into the living room with stairs to first floor and an understairs useful storage cupboard, a modern fitted kitchen diner with a selection of wall and base units and the following integrated appliances: four ring gas hob, oven and grill, overhead extractor fan, and dishwasher, with space for fridge freezer and washing machine, French doors leading onto the west facing rear garden. Upstairs there is a landing space and three decent size bedrooms one with a loft hatch, a family bathroom with panelled bath overhead shower attachment, wash hand basin, WC, as well as a useful storage cupboard. Outside the west facing rear garden has a patio area and a side pathway which leads to the rear gate, mainly laid to lawn, there is also a garage with the property and allocated parking space. Current service charge £169.89 per 6 months.

- Three bedroom mid terrace
- West facing rear garden
- Garage and allocated parking space
- Well presented
- Remainder of NHBC warranty
- Palmer stone design
- Kitchen diner
- Family bathroom
- Gas central heating
- EPC: B Council tax: D

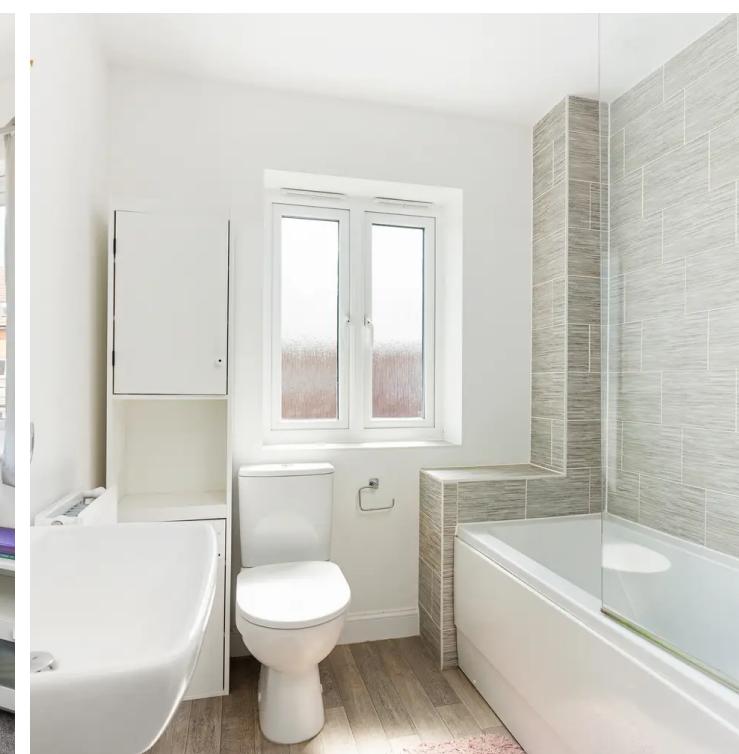


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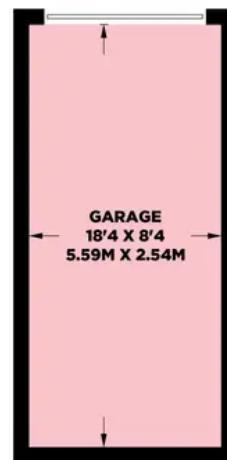
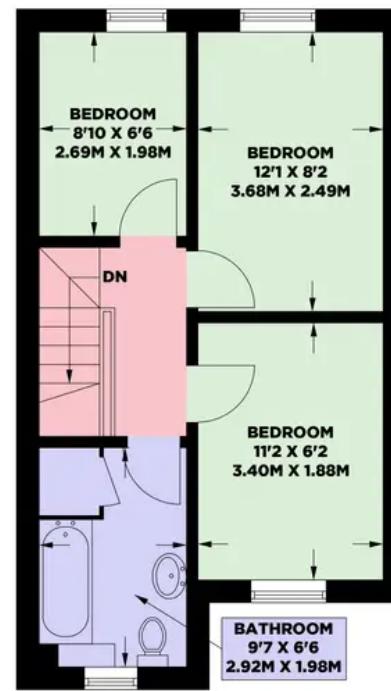
Hassocks, Hassocks

Within a ten minute walk of Hassocks mainline railway station providing fast and frequent services to London (Victoria/London Bridge 55 minutes Gatwick International Airport and the South Coast (Brighton 15 minutes). Hassocks village facilities include independent shops, cafes and restaurants, post office and modern Health Centre, as well as excellent infant, primary and secondary schooling. Independent schools are also well represented in the area with Hurst College in nearby Hurstpierpoint and Burgess Hill School For Girls both within 3 miles. Hassocks village offers numerous sports and social clubs including The Weald Tennis Club 0.5 miles, Hassocks Golf Club 1 mile and Freedom Leisure sports centre adjoining the secondary school. Open countryside is easily accessible with direct links to the South Downs Way and national park. The A23 and in turn entire motorway network can be found within approximately 3 miles.

DIRECTIONS: From our office in Hassocks Village proceed West on the Keymer Road over the mini roundabout and under the railway bridge towards Stonepound crossroads. At Stonepound crossroads turn right into London Road and take the next left into Hassocks Gate.

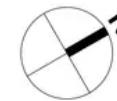


23 HASSOCKS GATE



Garage
154 sq Ft / 14.3 sq M

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE)
763 sq ft / 70.9 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)
919 sq ft / 85.4 sq m

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Floor plan is for illustration and identification purposes only and is not Plots, gardens, balconies and terraces are illustrative only and excluded calculations. All site plans are for illustration purposes only and are 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 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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Certified
Property
Measurer

(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

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any appliances, equipment, fixtures 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 a 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.