



## 28 Damian Way, Hassocks, BN6 8BJ

£575,000

This two bedroom detached bungalow is built on a large corner plot with a south facing rear garden is situated in a quiet and desirable location in Hassocks. Offering extension potential STNPC.



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# 28 Damian Way

## Hassocks

The entrance hallway has a storage cupboard with access to the solar panel control, and a loft hatch. There are two bedrooms one has a bay fronted window and the other has a airing cupboard housing the hot water tank. The family bathroom has an overhead shower attachment and panelled bath, sink with vanity unit and WC.

The living room has a feature gas fireplace and a very nice port hole window feature. French doors lead into the conservatory which leads to the south facing rear garden.

The large kitchen has a selection of wall and floor mounted units, space for a washing machine, tumble dryer and fridge freezer. There is a five ring Neff gas hob with overhead extractor, integrated dishwasher and a cupboard housing the Worcester boiler.

Outside the south facing rear garden has various areas being on a corner plot. There is a large patio area with a fish pond, two sheds, grass area with a paved walkway, various planted borders and a private driveway with a garage which has power and lighting as well as an electric car charger. The front garden is mainly laid to lawn with a selection of planted borders. The property has solar panels which provide an annual income.



# 28 Damian Way

## Hassocks

- Desired location
- Corner plot
- South facing rear garden
- Extension potential STNPC
- Conservatory
- Large kitchen
- Solar Panels
- Garage and driveway
- EPC: B Council tax: D

### LOCATION:

Damian Way is situated within a 10 minute walk of Hassocks village centre with its comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all within half a mile as is Hassocks mainline railway station. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

### STATION:

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

### DIRECTIONS:

From our offices in Hassocks village proceed along the Keymer Road heading east to Keymer village. Ockley Lane can be found on your left hand side before a small parade of shops. Continue down Ockley Lane, take the second turning on your right hand side into Newlands Close and Damian Way is the first left.



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APPROXIMATE GROSS INTERNAL AREA  
901 sq ft / 83.7 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 calculations. All site plans are for illustration purposes only and are not to scale. 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 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

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**Measurer**



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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