



34 Stafford Way, Hassocks, BN6 8QQ

£435,000

A 2 double bedroom (originally a 3 bedroom) end of terrace house, with a private driveway and partially integrated single garage. Situated in this popular residential road close to all village amenities, schools and main line railway station. Offered for sale with the benefit of vacant possession and no onward chain.



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A uPVC double glazed sliding door leads into an enclosed porch with integral door leading into the hallway. The hallway leads to the kitchen/breakfast room and living/dining room, stairs to the first floor landing and has a storage cupboard suitable for coats/shoes; Parquet flooring is laid throughout the hallway into the living/dining room.

The kitchen contains a number of eye & base level storage units with laminated wood countertops, a two bowl stainless steel sink with draining board, a freestanding fridge/freezer, oven/4 ring gas hob and washing machine. The Worcester combi boiler is mounted to the wall in the corner. The breakfast bar is suitable for 2-3 stools or could be reconfigured for further storage/integrated appliances. There is a large uPVC double glazed window to the front.

The living/dining room is a spacious & bright room at the rear of the property with a large uPVC sliding door leading into the uPVC conservatory leading into the garden. There is a gas fireplace in the lounge, a number of power sockets plus TV point and BT OpenReach master socket. Access to the understairs storage cupboard is found within this room too.

The stairs lead up to the landing on the first floor with doors to all rooms, an airing cupboard fitted with a radiator, another storage cupboard and loft hatch for internal roof access.



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Previously a three bedroom property, bedrooms one and three have been knocked together to make an impressive large, spacious and bright double bedroom with row of mirrored, fitted wardrobes, another single fitted wardrobe, multiple power sockets and two uPVC double glazed windows to rear elevation.

Bedroom two is another good size double with fitted wardrobe and uPVC double glazed window to the front.

There is a split bathroom with separate low level w/c and frosted uPVC double glazed window to the main bathroom containing a power shower over bath, basin with vanity storage underneath and another frosted uPVC double glazed window for natural ventilation.

Outside; through the conservatory leads to the enclosed patio garden with flower bed running up one side and gate leading to side access to front of property. At the front of the property is a block paved driveway for two cars and access to the semi-integral garage for storage and housing the fuseboard, gas meter and electric meter.

- Originally a 3 bedroom and having the option to reinstate if required/preferred
- Spacious sitting room with adjoining conservatory
- West facing predominantly paved rear garden
- Private driveway leading to semi integrated single garage
- Scope for garage conversion STANC
- Vacant possession and no onward chain
- Council tax band D – Energy performance rating D





29 Keymer Road, Hassocks, West Sussex BN6 8AB



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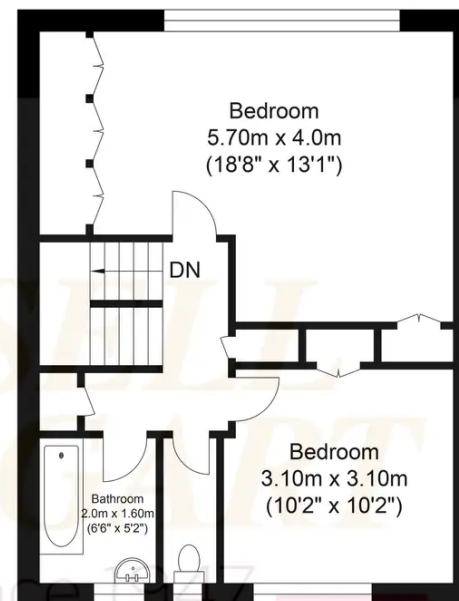
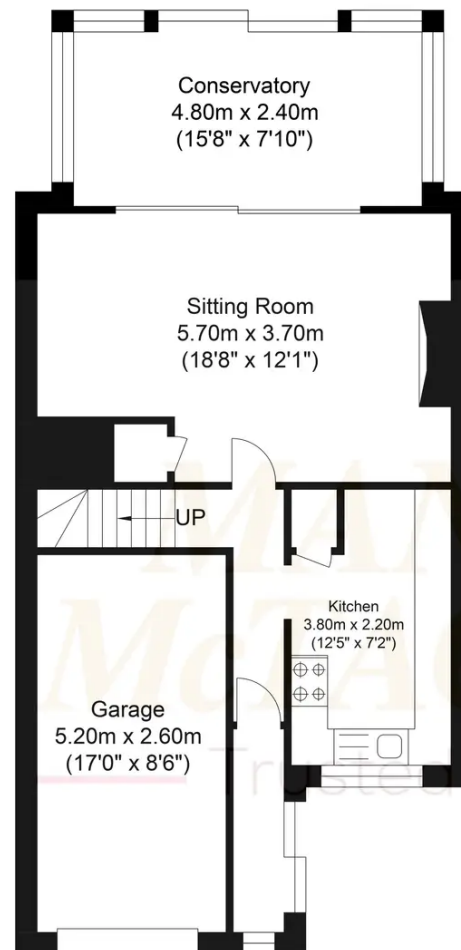
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Ground Floor
Approximate Floor Area
679.63 sq ft
(63.14 sq m)

First Floor
Approximate Floor Area
466.29 sq ft
(43.32 sq m)

Approximate Gross Internal Area (Including Garage) = 106.46 sq m / 1145.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.