



25 Parklands Road, Hassocks, BN6 8JY

£425,000

A beautifully presented three bedroom Victorian terraced house situated in a central village location.



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25 Parklands Road

Hassocks

A beautifully presented three double bedroom, two bathroom, terraced Victorian cottage. Arranged over three floors and having been sympathetically modernised and extended to include a modern white High Gloss double aspect kitchen with granite effect worktops and a stable door accessing the cottage style enclosed rear garden.

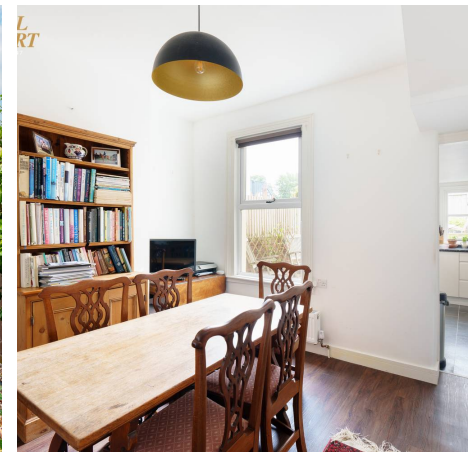
The sitting room is bay fronted and includes a cast iron fireplace, at its focal point. There is a separate dining room having a built-in storage cupboard under the stairs.

On the first floor landing there is an airing cupboard housing the modern Worcester Bosch combination boiler. Bedroom two includes a fitted cupboard and a fireplace. There is a third double bedroom also with a fireplace. The modern contemporary bathroom with a fitted white suite that includes a separate shower cubicle.

The entire second floor is a loft converted master bedroom with an en-suite shower room/WC.

Further benefits include gas fired central heating to radiators from a modern combination boiler, and windows which have been replaced sympathetically with uPVC double glazed sash style units and some sealed unit double glazing.

The cottage style rear garden is East facing, arranged as a low maintenance patio with raised brick edged planted borders and enjoys a rear access gate.



25 Parklands Road

Hassocks

Vacant possession with no onward chain from October 2024.

- 3 double bedroom extended Victorian terraced cottage
- 2 separate reception rooms
- Re-fitted double aspect kitchen
- Family bathroom with both bath and shower
- Top floor master bedroom with en-suite shower room
- Enclosed cottage style rear garden with rear access gate
- Gas central heating – double glazing
- Excellent centre of village location
- Council tax band C – Energy performance rating D
- Accommodation arranged over 3 floors

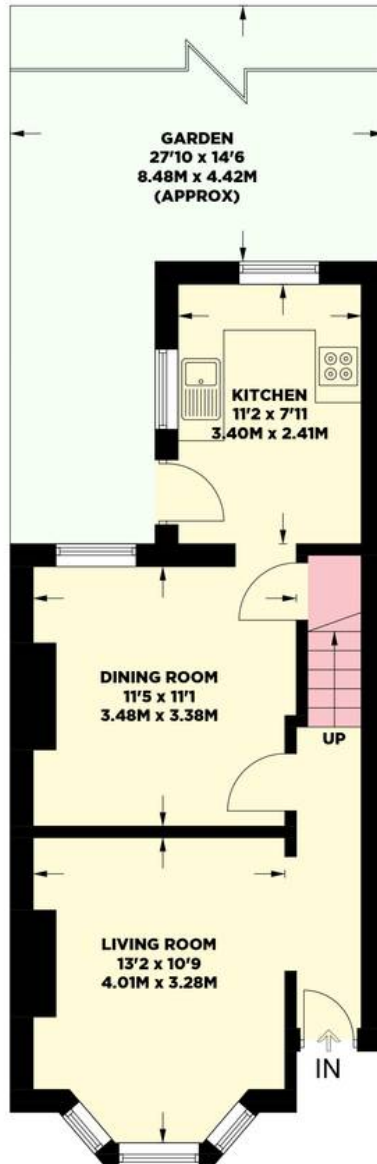
Parklands Road occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.



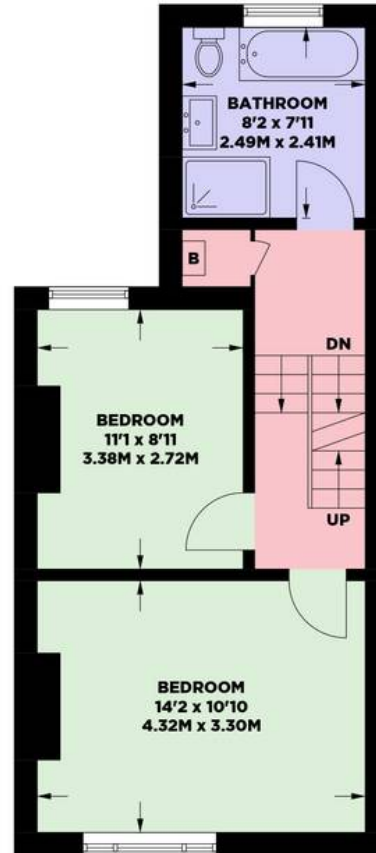
25 PARKLANDS

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
1026 sq ft / 95.3 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
1056 sq ft / 98.1 sq m



Ground Floor
420 sq Ft / 39.0 sq M



First Floor
412 sq Ft / 38.3 sq M



Second Floor
224 sq Ft / 20.8 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.
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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MANSELL 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



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 selector 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 look at an appointment to view before embarking on any journey, to see a property and check its availability.