



## 24 Damian Way, Hassocks, BN6 8BH

£640,000

This four bedroom detached chalet bungalow, in need of some modernisation, is situated in a desirable quiet location within walking distance to Hassocks village with access to all local amenities schools and mainline station, the property benefits from being a vacant possession with no onward chain



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# 24 Damian Way

## Hassocks

- Bay fronted sitting room
- Open plan kitchen/dining/family room with bifold door to rear garden
- Four bedrooms
- Fully tiled bathroom with separate shower cubicle & roll top bath
- South facing 40' rear garden
- Garage & driveway for two cars
- Situated in Keymer in close proximity to Hassocks shops, schools and mainline train station
- In need of some modernisation
- Vacant possession with no onward chain
- Council tax band F - Energy performance rating D

**Double Aspect Bay Fronted Sitting Room** chimney with wooden Adams Style surround, uPVC double glazed bay window to front, uPVC double glazed window to side. Wood laminate flooring.

**Open Plan Kitchen/Dining/Family Room** white shaker style wall and base units, solid wood worktops, island with inset 1 ½ bowl stainless steel sink, wine fridge, integrated dishwasher, tall fridge/freezer, Range cooker with fitted hood over. Tiled splashbacks, further appliance space, laminate floor, uPVC opaque double glazed window to side, 6-door uPVC double glazed bi-folds to rear garden, Dining/Family area with stairs to first floor.



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## Hassocks

**Bedroom 1** uPVC double glazed window to front, carpeted flooring.

**Bedroom 2** uPVC double glazed window to side, carpeted flooring.

**Bathroom/Shower room** white suite, free standing roll top bath, pedestal wash hand basin, low level wc, shower cubicle, fully tiled walls & floor, two uPVC double glazed opaque windows.

### First floor:-

**Landing** double glazed Velux window, carpeted flooring

**Bedroom 3** two uPVC double glazed Velux windows, eaves access, carpeted flooring

**Bedroom 4** uPVC double glazed Velux window, eaves access, carpeted flooring

### Outside:-

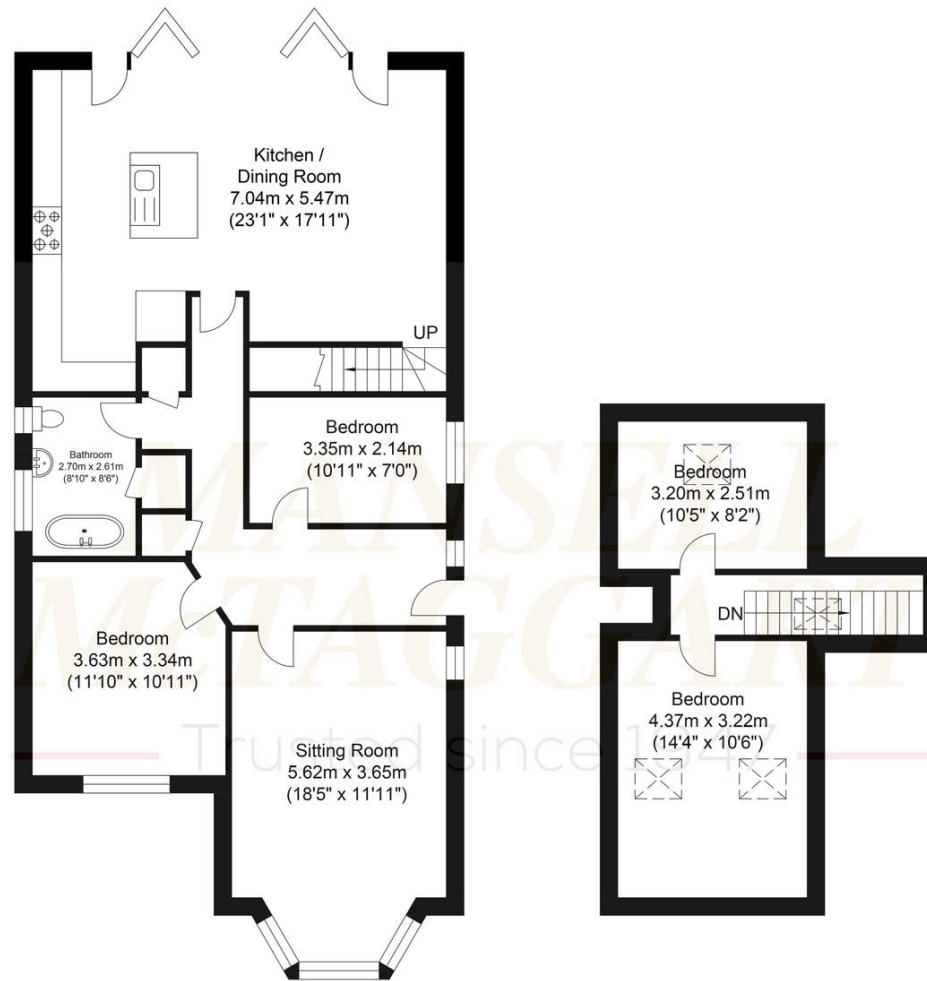
**Front garden** lawn, mature shrubs & plants, outside light, dwarf wall

**Drive** brick paved, provides two parking spaces and access to:-

**Garage** up and over door, power and lighting, gas & electric meters, uPVC double glazed window to rear

**South Facing Rear Garden** 40' long, brick paved patio, lawn, ornamental pond, mature trees, plants & shrubs, greenhouse, timber shed, outside tap, gated side entrance to front.





Ground Floor  
 Approximate Floor Area  
 1014.39 sq ft  
 (94.24 sq m)

First Floor  
 Approximate Floor Area  
 290.62 sq ft  
 (27.0 sq m)

Approximate Gross Internal Area = 121.24 sq m / 1305.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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