



31 Priory Road, Hassocks, BN6 8PS

£550,000

A well-presented three bedroom semi-detached house with a good size single story rear extension offering a second reception room in nearby proximity to Hassocks mainline train station.



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31 Priory Road

Hassocks

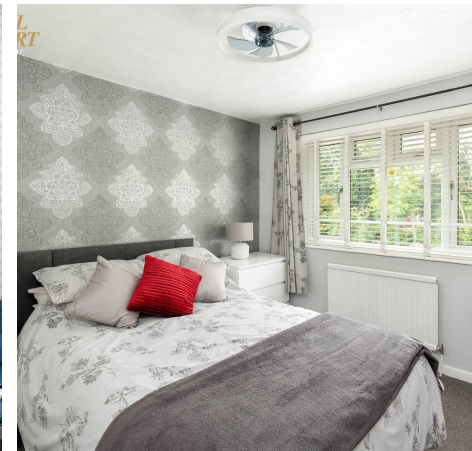
- Two good size doubles and one single bedroom
- Kitchen/dining with some appliances included
- Living room with ornate gas fireplace
- Three-piece suite bathroom with additional downstairs w/c
- Block paved driveway with parking for up to 4 vehicles
- Single garage with power, lighting and water connection
- Great potential to convert loft STANPC
- Nearby Hassocks mainline train station
- 80ft rear garden
- Council tax band: D – Energy performance rating: D

Living room:-

A nicely sized bright room due to the large uPVC double glazed window to the front with cast iron ornate gas fireplace, plentiful power sockets/TV point and space for multiple sofas/chairs

Kitchen/dining room:-

A number of eye and base level cream units with laminate wood countertops in a granite effect, stainless steel 1½ bowl sink with draining board, freestanding slimline dishwasher, freestanding washing machine, integrated dual fan assisted oven/grill with 5-ring gas hob on top with an extractor hood overhead, tiled splashback, uPVC double glazed window to side and a wall-mounted Vaillant combi gas boiler.



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Family room:-

Single story rear extension currently used as a second living room, multiple power sockets and TV point, large uPVC double doors leading to the rear garden.

Bedroom 1:-

A good size double bedroom with fitted wardrobes, large uPVC double glazed window to front elevation

Bedroom 2:-

Another good size double also with fitted wardrobes and an additional cupboard, large uPVC double glazed window overlooking rear garden

Bedroom 3:-

Single bedroom perfectly suitable for an office room, uPVC double glazed window to front elevation

Bathroom:-

Three piece suite with low level w/c, basin, shower over bath, towel radiator, frosted uPVC double glazed window for ventilation, vinyl flooring and fully tiled walls

Shared driveway

Single garage

Rear garden:-

Westerly facing garden with large patio for outside dining



31 PRIORY ROAD

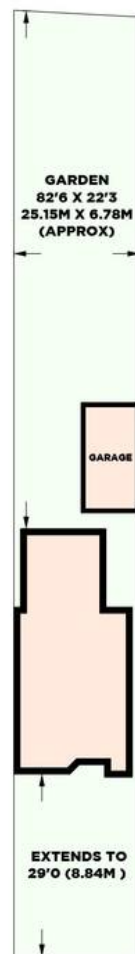


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING GARAGE)

947 sq ft / 88.0 sq m

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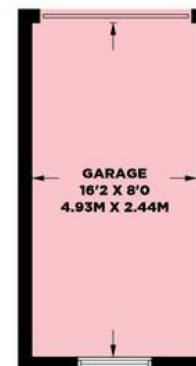
1077 sq ft / 100.1 sq m



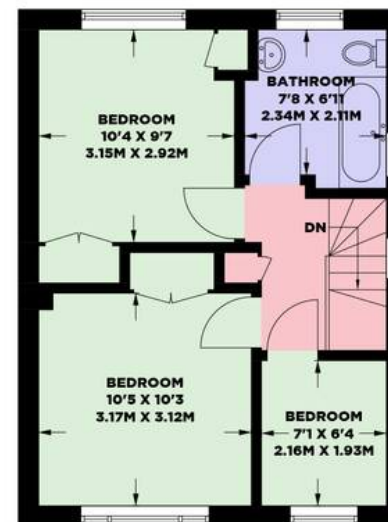
Site Plan



Ground Floor
556 sq Ft / 51.7 sq M



Garage
130 sq Ft / 12.1 sq M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



First Floor
391 sq Ft / 36.3 sq M

- 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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