



51 North Court, Hassocks, BN6 8JS

£695,000

A substantial four bedroom detached family home situated at the end of this sought after residential close within a short walk of Hassocks main line railway station and in turn village centre with all its amenities. Offered for sale with vacant possession and no onward chain, early viewing considered essential.



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51 North Court

Hassocks

Front door to: **Entrance porch:** uPVC double glazed window's, opaque glazed double doors to:-

Hall: stairs to first floor, understairs storage cupboard, built in coat cupboard.

Shower/Cloakroom/WC: modern white suite, wash hand basin, low level WC, shower cubicle, uPVC double glazed window to side, tiled splashbacks.

Sitting Room: uPVC double glazed bow window to front. 'Adams' style fire surround, marble inserts and hearth, electric fire.

Kitchen/Breakfast Room: light oak fronted wall and base units, laminate worktops, 1 and quarter bowl, 1 drainer composite sink unit, breakfast bar, space for cooker, space for tall fridge freezer, tiled floor and splashbacks, UPVC double glazed window to rear. Glazed door to hall, glazed door to:-

Utility Room: metal trim units, 1 bowl, 1 drainer stainless steel sink unit, tiled floor, 'Baxi' boiler, UPVC double glazed window and door to side.

Dining Room: glazed doors to kitchen/breakfast and sitting room, uPVC double glazed patio doors to:-

Conservatory: part brick and hardwood double glazed conservatory under pitched polycarbonate roof, tiled floor, two radiators, UPVC double glazed double doors to rear garden.

Stairs from hall to: **First Floor**



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Landing: uPVC double glazed window, built in airing cupboard, further built in cupboard, hatch with pull down ladder to loft.

Bedroom One: range of fitted bedroom furniture plus built in double wardrobe, uPVC double glazed window to rear.

Bedroom Two: built in double wardrobe, uPVC double glazed window to rear.

Bedroom Three: uPVC double glazed window to front

Bedroom Four: built in wardrobe, uPVC double glazed window to front.

Bathroom: white suite, panel enclosed bath, shower over, glass screen, low level pedestal wash hand basin, part tiled walls, double glazed window (not uPVC)

Outside:

Front Garden: lawns and shrub borders, paved pathway to front door.

Double Drive: paved and brick edged double width drive providing off street parking and access to:-

Double Garage: electric 'Marantec' up and over garage door, light and power, water tap, gas and electricity meters, UPVC double glazed window and door to:-

Enclosed Rear Garden: paved stone patio, lawn, beds and borders, timber shed, well fenced, gated side access each side. Good degree of seclusion.

- **Council tax band F, Energy performance rating: D**



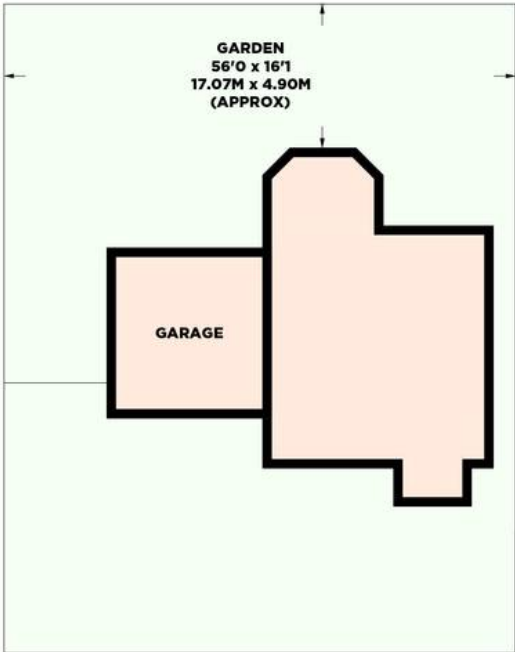
51 NORTH COURT

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING GARAGE)

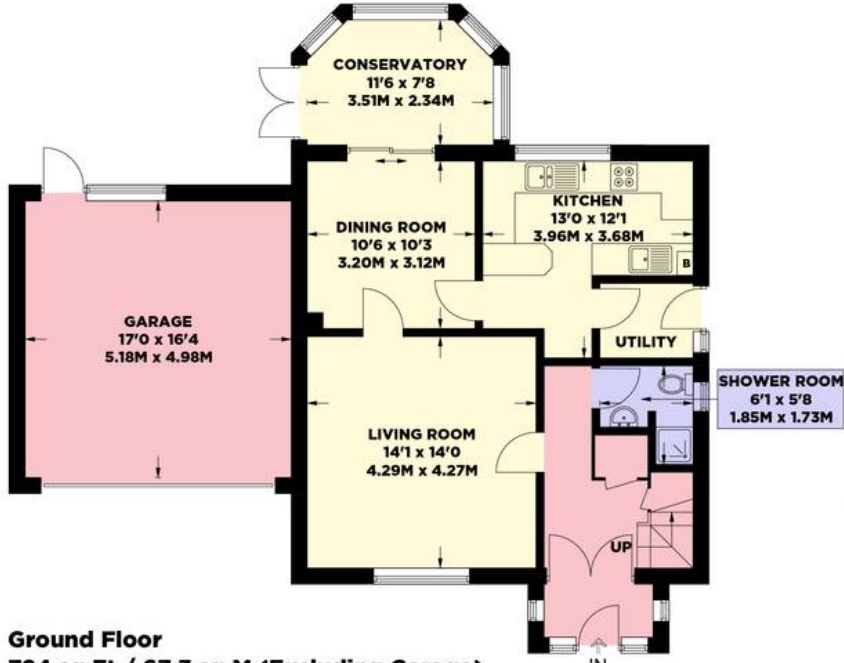
1321 sq ft / 122.8 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING GARAGE)

1603 sq ft / 148.9 sq m



Site Plan



Ground Floor
724 sq Ft / 67.3 sq M (Excluding Garage)



First Floor
597 sq Ft / 55.5 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 calculations. All site plans are for illustration purposes only and are not to scale. 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 shown is an approximate interpretation for illustrative purposes only.

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MANSELL McTAGGART
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- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W 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 solicitor 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 book an appointment to view before embarking on any journey to see a property and check its availability.