





20 Orchard Way

An extended and improved three/four bedroom semi detached chalet style home with an 85' long rear garden backing onto allotments in this popular residential close within just a short walk of the picturesque and historic village High Street. This well appointed home provides versatile accommodation arranged over two floors that can be utilised as four bedrooms or as three double bedrooms with two separate reception rooms if preferred. Internal inspection is considered essential to appreciate this deceptively spacious home.

- Deceptively spacious semi-detached chalet style home
- 85' long enclosed rear garden
- Own driveway – garage and carport
- 3-4 bedrooms – 1-2 reception rooms
- Double aspect kitchen/breakfast room
- Cloakroom/wc
- Sitting room with feature log burner
- Gas central heating – Upvc double glazed windows and external doors
- Short walk of High Street and open countryside
- Council tax band: D , Energy performance rating: C



20 Orchard Way

The accommodation with approximate room measurements comprises: uPVC half opaque double-glazed front door into: LOBBY carpet, door into:

HALL

CLOAKROOM/WC

SITTING ROOM 14'2 x 11'5

DINING ROOM/BEDROOM 3

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM 15'3 x 11'2 maximum.

DINING ROOM/BEDROOM 4 15'7 x 8'9.

FIRST FLOOR LANDING

DOUBLE ASPECT BEDROOM 1 17'6 x 11'5 maximum

DOUBLE ASPECT BEDROOM 2 17'6 x 9' maximum

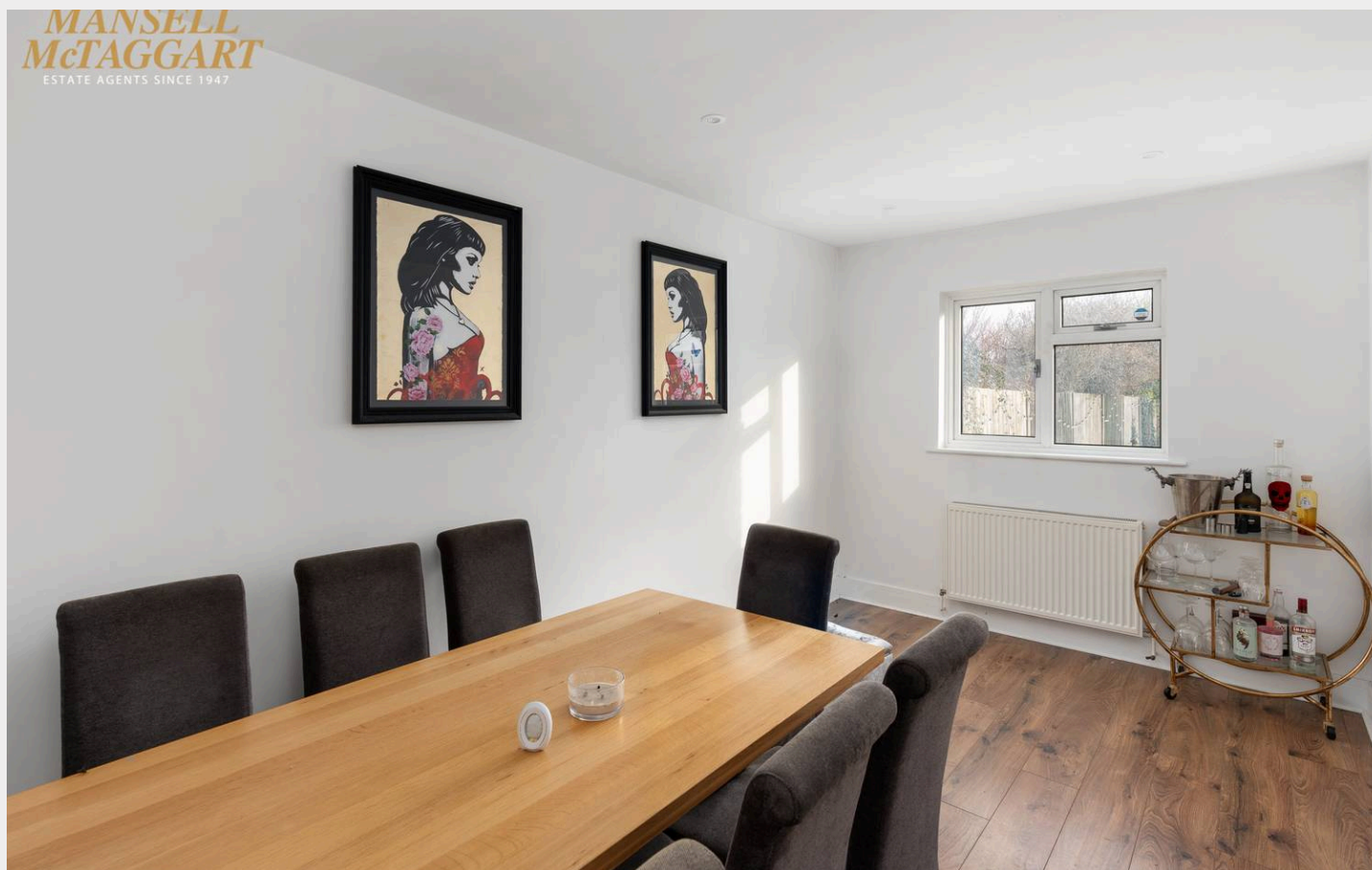
FAMILY BATHROOM/WC

OUTSIDE

FRONT GARDEN laid to lawn with shrub borders, concrete pathway affords access to the front door, enclosed by dwarf wall. **PRIVATE DRIVEWAY** runs to the side of the bungalow providing parking for several vehicles and access to Carport timber and corrugated plastic construction.

DETACHED GARAGE 24'4 x 8'2 light and power connected, independently fused.

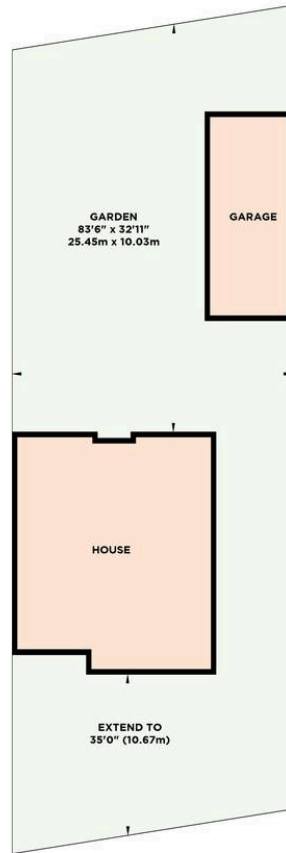
EAST FACING REAR GARDEN 85' in length. Outside light and tap, patio. The remainder of the garden is arranged to lawn enclosed by close boarded fencing, backing onto allotments.



20 ORCHARD WAY

APPROXIMATE GROSS INTERNAL AREA
123.8 sq m / 1331 sq ft

INCLUDING LIMITED USED AREAS OF
 (GARAGE AND EAVES)
28.6 sq m / 307 sq ft

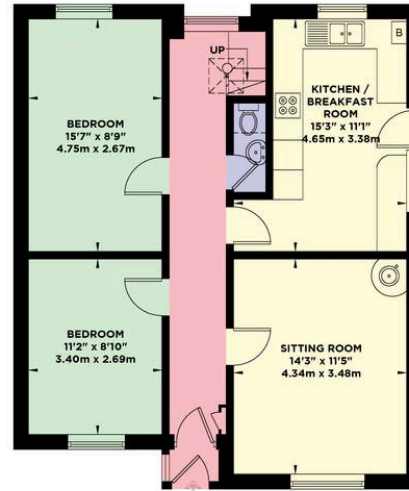


Site Plan

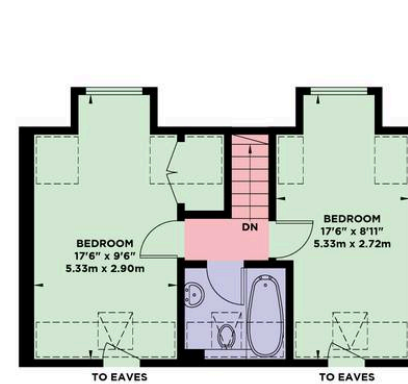
BESPOKE

PROPERTY MARKETING

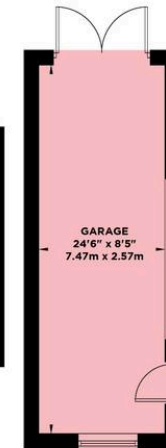
Copyright Bespoke Property Marketing 2025
 Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). 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.



Ground Floor
 67.9 sq m / 730 sq ft



First Floor
 36.9 sq m / 397 sq ft



Garage
 19 sq m / 204 sq ft

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display
- Boiler
- Skylight



Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road - BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks