





## 22 Lodge Lane

Hassocks,

A unique opportunity to acquire a substantial double fronted Victorian house built in the late 1800's within easy walking distance to Hassocks village with access to local amenities, schools and main line station with links to London and Brighton. Tucked away in a quiet location the property offers a large rear garden and in and driveway as well as many period features. Internal viewing is highly recommended.



On the ground floor the entrance hallway has stairs rising to the first floor, a living room with feature fire place and wood burner, a hand built bespoke wooden kitchen with granite worksurfaces, the kitchen dining area runs from front to back of the property, and has a selection of eye level and base units, tiled flooring, space for the following appliances; a rangemaster oven, an American fridge freezer, and a twin butler sink. There are also French doors onto the rear garden. There is a separate utility room off the kitchen diner with space for washing machine and tumble dryer, a WC, Worcester combi boiler, integral access to the garage with power and lighting and up and over door, and door into the rear garden. a large dining room with a feature fireplace and French doors onto the rear garden. the first floor hatch loft access via a hatch, plus further overhead storage, four bedrooms the master having an ensuite shower room with its own cubicle, wash hand basin and WC. A family bathroom with bath, shower attachment, WC and wash hand basin.

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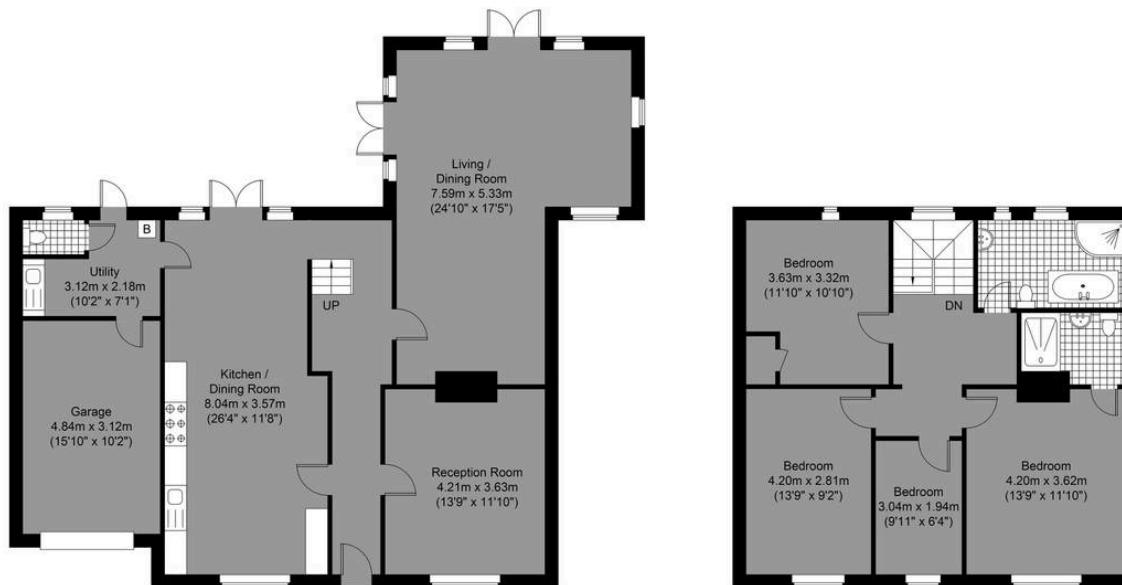
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Outside the enclosed large rear garden is very private with a patio area, side gated access, lawned area, a beautiful magnolia tree, and planted borders with further trees and bushes around the garden and a shed to the rear. At the front there is a sweeping in out gravelled drive way and a pretty silver birch tree.

- Four bedroom double fronted Victorian house
- Link detached
- In & out driveway
- Period features
- Large rear garden
- Quiet location within walking distance to Hassocks village
- Through kitchen diner
- Two further reception rooms
- Council tax band E - Energy performance rating TBC



Approximate Gross Internal Area (Including Garage) = 181.69 sq m / 1955.69 sq ft



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### Lodge Lane



Ground Floor  
Approximate Floor Area  
1208.78 sq ft (112.30 sq m)

First Floor  
Approximate Floor Area  
746.90 sq ft (69.39 sq m)

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

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## Mansell McTaggart Hassocks

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