



## 69a Western Road

A 3-bed end of terrace town house with 3 double bedrooms, off street parking for 3 cars is being offered as a vacant possession with no onward chain, would benefit from some decorating.

Driveway parking for three cars. uPVC front door leads into:

**Hallway:** contains fuse board, stairs to first floor landing, door leading to:-

### Living room

Large uPVC double glazed window to front, electric fireplace, multiple power sockets & TV point, doors leading to kitchen/diner and a downstairs wet room containing a low level w/c, basin, towel rail and wall-mounted showerhead attachment. Floor is fully tiled with recessed drain and extractor fan fitted for ventilation. French doors lead into:-

### Kitchen/diner

A dual aspect room with uPVC double glazed windows to rear and side, fitted with a number of eye and base level pine-effect units with an integrated oven/4-ring gas hob with extractor hood overhead and stainless steel 1½ bowl sink with draining board. There is then space available for freestanding washing machine, dishwasher and fridge freezer. A wall-mounted Glow Worm boiler can be found in the kitchen. A uPVC sliding double glazed door leads into the rear garden.



# 69a Western Road

Hurstpierpoint

## First floor

Stairs from the hallway leading to the first floor landing with doors to airing cupboard housing the hot water tank, both bedrooms and bathroom on this floor with another flight of stairs leading to the top floor bedroom. Both bedrooms are good size doubles with an integrated wardrobe in each room, both with a uPVC double glazed window.



## Bathroom

White suite with shower over bath, low level w/c, basin, towel rail, lino flooring, uPVC double glazed frosted window and extractor fan for ventilation.

## Second floor

Stairs lead to the second floor main bedroom which is a large double bedroom with fitted wardrobes and eaves storage, dual aspect with uPVC double glazed windows to rear and side. En-suite shower room with lino flooring, low level w/c, basin, shower cubicle and towel rail. Velux double glazed window and extractor fan for ventilation.

## Outside

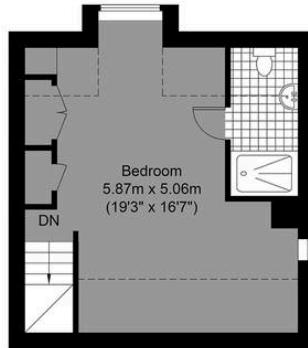
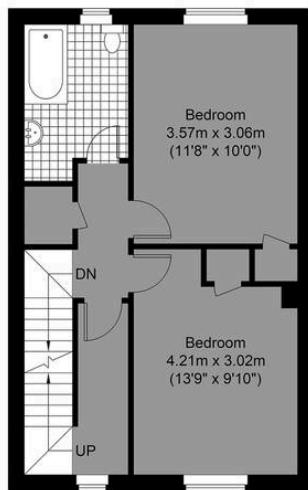
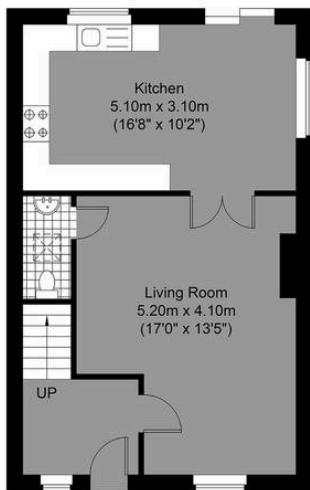
## Rear garden

The sliding doors from the kitchen lead to the south-east facing rear garden containing a large patio area, area of grass and number of shrubs/trees bordering the garden. There is a gate for side access leading to the driveway.

EPC: C, Council Tax: E



Approximate Gross Internal Area= 113.41 sq m / 1220.72 sq ft



### Western Road

Ground Floor  
Approximate Floor Area  
461.12 sq ft (42.84 sq m)



First Floor  
Approximate Floor Area  
461.12 sq ft (42.84 sq m)

Second Floor  
Approximate Floor Area  
298.48 sq ft (27.73 sq m)

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

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## Mansell McTaggart Hassocks

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