



For Sale: £900,000 Freehold
Hassocks, West Sussex, BN6

- Detached Family Home
- 4 / 5 Bedrooms
- Private Cul De Sac
- Integrated Double Garage

Arington 

Arington are delighted to bring to market this 4 / 5 bedroom executive family home located in a private cul de sac at the heart of Hassocks village, opposite Adastra Park. Internally, in addition to the 4 bedrooms on the first floor the home offers a ground floor bedroom 5 / office, en suite and dressing room to the main bedroom, family bathroom, living room, dining room, conservatory, downstairs WC, utility room, integrated double garage and the show stopping kitchen with underfloor heating, central island and bi folding doors onto the West facing rear garden. Externally, to the front is off street parking leading to the double garage, gardens wrapping around the front, side and rear with the rear gardens being West facing with areas of seating, lawns and established shrub and tree borders. GFCH. Double Glazed. EPC: C. A viewing is highly recommended.

Internal

Ground Floor	Door to...
Entrance Hall	Stairs to the first floor. Window to the front. Under stairs cupboard. Underfloor electric heating. Hive thermostatic controller. Radiator. Doors to...
Bedroom 5 / Office	Window to the front. Radiator.
WC	Fitted with a white suite comprising of a low level WC and vanity unit with basin. Opaque window.
Living Room	Window to the front. Feature gas fireplace with hearth, surround and mantle. Radiators. Double doors through to the dining room.
Dining Room	Double doors to the living room. Radiator. Sliding door to...
Conservatory	Tiled floor. Ceiling fan. Radiator. Windows to three sides. Double doors to the garden.
Kitchen	Fitted with a modern range of white wall, floor and full height units with granite worktops and tiled splashbacks. Undermounted one and a half sink, five point induction hob with extractor over. Fitted Neff dishwasher, Bosch oven, Bosch combination oven, Bosch warming tray and Fridge / Freezer. Feature LED lighting. Underfloor heating controls. Bi Fold doors opening out to a decked area in the West facing garden. Door to...
Utility Room	Fitted with a range of wall and floor units with a granite effect worktop. Space and plumbing for a fridge / freezer, washing machine and tumble dryer. Window to the rear. Door to the side. Door to...
Integrated Double Garage	Two up and over garage doors. Power & light. Worcester boiler. Fuse box. Gas meter. Electric meter.



First Floor	
Landing	Stairs from the ground floor. Loft hatch. Airing cupboard housing the hot water tank. Doors to...
Bedroom 1	Window to the front. Radiator. Arch to...
Dressing Room	Fitted wardrobes with mirrored doors. Door to...
En Suite	Fitted with a white suite comprising of a panelled bath with shower over, vanity unit with granite effect worktop with fitted low level WC and basin. Part tiled walls. Mirror. Heated towel radiator. Opaque window.
Bedroom 4	Radiator. Window to the rear.
Family Bathroom	Fitted with a white suite comprising of an enclosed corner shower cubicle, low level WC and vanity unit with granite effect worktop with inset basin. Tiled walls. Heated towel radiator. Opaque window.
Bedroom 2	Radiator. Window to the rear.
Bedroom 3	Two windows to the front. Radiator. Cupboard.



External

Front Gardens	The front garden is mainly laid to lawn with established shrubs and borders. A driveway providing off street parking and leads to the double integrated garage. Pathways lead to the front door and to the side.
Rear Gardens	The rear garden is mainly laid to lawn with established shrubs and borders. There is a decked area adjoining the rear of the house off the kitchen. There are pathways and a patio. Greenhouse. Garden shed. Side access.
Other	Mid Sussex District Council. Council Tax Band: G. Estate management charge: £100 per annum.

Room Details

Ground Floor

Bedroom 5 / Office	8'11" x 8'6" (2.72m x 2.59m)
Living Room	19'10" x 11'10" (6.05m x 3.61m)
Dining Room	13'10" x 9'9" (4.22m x 2.97m)
Conservatory	14'11" max x 4'0" max (4.55m max x 1.22m max)
Kitchen	19'7" max x 13'7" max (5.97m max x 4.14m max)
Utility Room	9'1" x 6'8" (2.77m x 2.03m)
Integrated Double Garage	16'4" x 17'2" (4.98m x 5.23m)

First Floor

Bedroom 1	14'11" max x 11'11" max (4.55m max x 3.63m max)
Dressing Room	7'9" x 4'5" (2.36m x 1.35m)
En Suite	9'10" x 5'2" (3.00m x 1.57m)
Bedroom 4	9'11" x 6'11" (3.02m x 2.11m)
Family Bathroom	6'9" x 6'3" (2.06m x 1.91m)
Bedroom 2	13'3" x 9'7" (4.04m x 2.92m)
Bedroom 3	13'2" x 9'3" (4.01m x 2.82m)



Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

