



**Hassocks Gate, Hassocks BN6 9ZH**

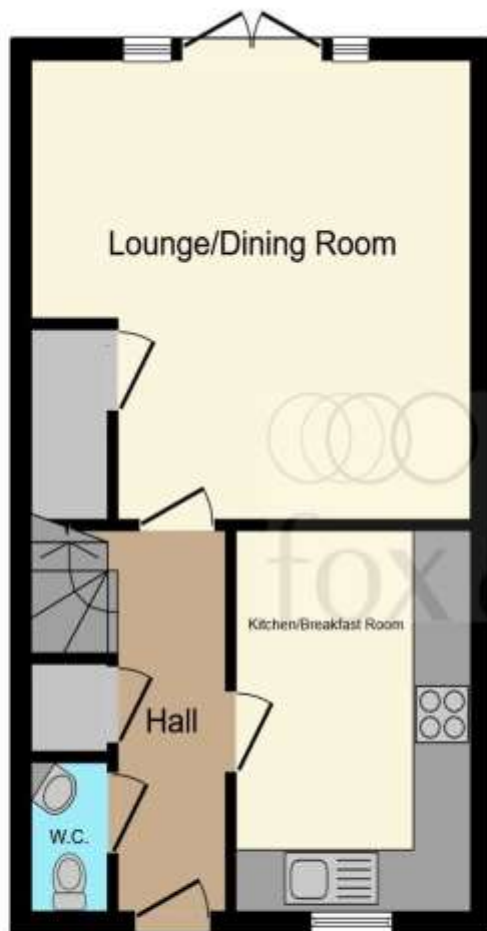


**welcome to**

## **Hassocks Gate, Hassocks**

Modern three bedroom house with 5 years left of it NHBC, kitchen/breakfast room, lounge/diner, family bathroom and en-suite shower, downstairs w/c, wets facing garden and two allocated parking spaces in the sought after village of Hassocks with trainline connections to London and Brighton.





**Ground Floor**



**First Floor**

Total floor area 75.7 m<sup>2</sup> (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Hallway

## Kitchen/Breakfast Room

12' 2" x 8' ( 3.71m x 2.44m )

## Lounge/Diner

15' x 14' 8" ( 4.57m x 4.47m )

## Cloakroom

## Upstairs

## Bedroom One

14' 3" @max x 8' 6" @max ( 4.34m @max x 2.59m @max )

## En-Suite

## Bedroom Two

10' 2" x 8' 6" ( 3.10m x 2.59m )

## Bedroom Three

8' 9" x 6' 7" ( 2.67m x 2.01m )

## Family Bathroom

## Outside

## Front Garden

## Rear Garden

## Two Allocated Parking Spaces

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## Hassocks Gate, Hassocks

- Three Bedroom House
- Modern Kitchen/Breakfast
- Spacious Lounge/Diner
- En-Suite Shower & Family Bathroom
- West Facing Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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