



43 Chancellors Park, Hassocks, BN6 8EY

£950,000

An extended four bedroom detached family home with a large kitchen diner and two further reception rooms in close proximity to Hassocks village and easy access to the station, schools and local shops. Large west facing rear garden.



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43 Chancellors Park

Hassocks

- Spacious 1930's four bedroom extended detached house
- Sort after location
- Close to the village with good access to amenities schools and station
- Kitchen dining extension 2012
- Original features
- Four double bedrooms
- En suite
- Council tax band F – Energy performance rating E
- Large west facing rear garden 80' x 36'
- Own driveway & car port

A substantial 1930's four bedroom detached family home in a sort after location close to the village. An entrance porch with a front door leading into a large impressive hallway with stairs leading to the first floor and a downstairs wc. The ground floor has a large living room with a feature fire place and wood burner. A further reception room has sliding patio doors onto the rear garden and an office and separate utility room. The kitchen diner was extended in 2012 and has a selection of wall and floor mounted fitted units as well as space for a rangemaster oven and an American style fridge freezer. A built in cupboard houses the Worcester combi boiler and the extension offers a side door onto the west facing rear garden as well as bi fold doors.



43 Chancellors Park

Hassocks

The first floor has a large landing with a loft hatch leading to four good size double bedrooms with a large master bedroom with bay window to the front of the house and an ensuite bathroom as well as a separate family shower room and separate WC.

Outside the front has a nice gated entrance and it's own driveway for one car, there is a lawned circle area and various plants and bushes within the borders. The west facing 80ft x 36ft rear garden has a patio area leading onto the lawn with various trees plants and bushes as well as a summer house, raised bed and a covered car port with gated doors that access Woodlands Road.

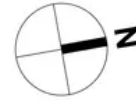
LOCATION: Chancellors Park is a stunning road in the heart of Hassocks village close to all shopping facilities and walking distance of both primary and secondary schooling. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

STATION: Hassocks mainline railway station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

BY ROAD: Access to the major surrounding areas and motorway network can be found approximately 3 miles to the south at Pyecombe.



43 CHANCELLORS PARK

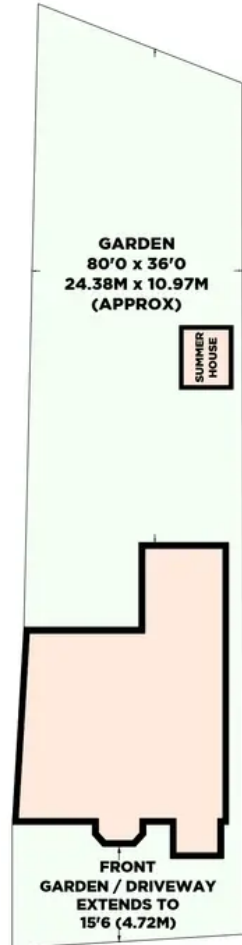


APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / SUMMER HOUSE)

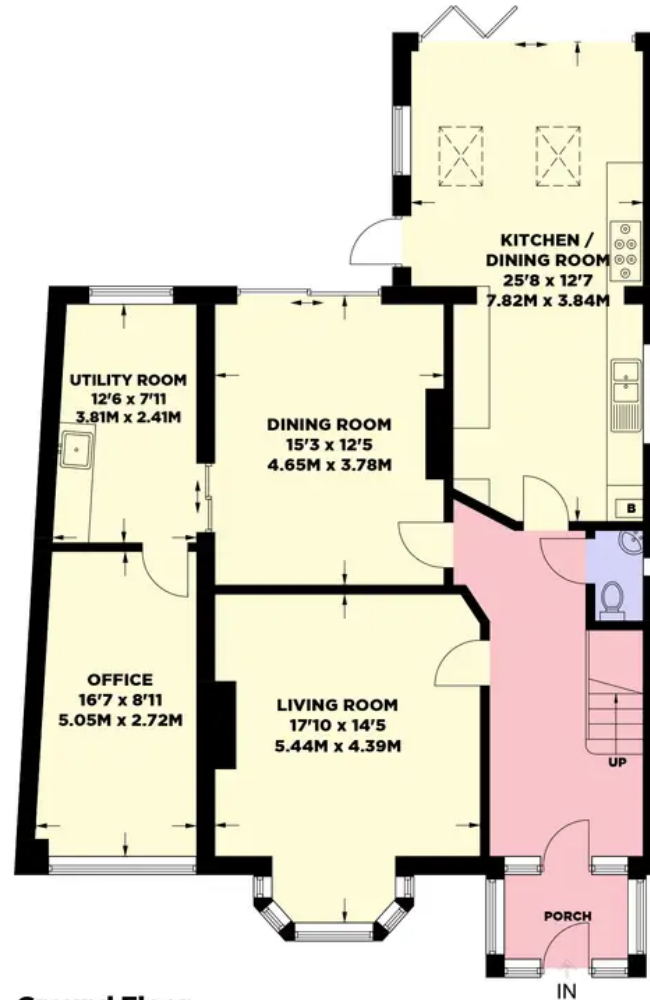
2127 sq ft / 197.6 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / SUMMER HOUSE)

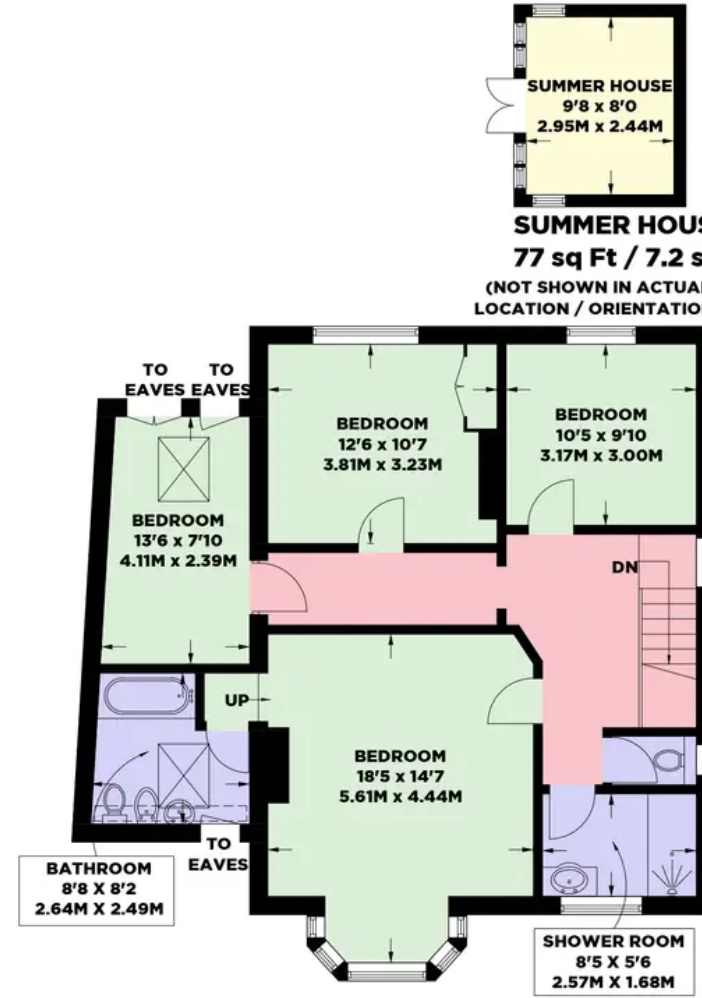
2234 sq ft / 207.6 sq m



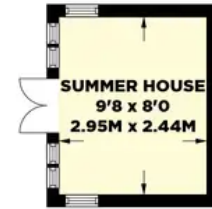
Site Plan



Ground Floor
1227 sq Ft / 114.0 sq M



First Floor
930 sq Ft / 86.4 sq M



SUMMER HOUSE
77 sq Ft / 7.2 sq M
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

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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 (IPMS2). 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.

29 Keymer Road, Hassocks, West Sussex BN6 8AB
 has@mansellmctaggart.co.uk

mansellmctaggart.co.uk
 01273 843377

MANSELL McTAGGART
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