



26 Damian Way, Hassocks, BN6 8BH

£850,000

A deceptively spacious 4/5 double bedroom detached chalet bungalow, extended, modernised and reconfigured in 2018 to a high standard and occupying a South facing plot on the corner of Damian Way and Church Mead. The property boasts two separate driveways affording ample off road parking, a brick built single garage and home office.



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Hassocks

Council Tax: D: Energy Performance Rating: C

Front door leads into the

Entrance Hall Stairs lead up from here to the first floor, built in coats cupboards, doors to most principal rooms.

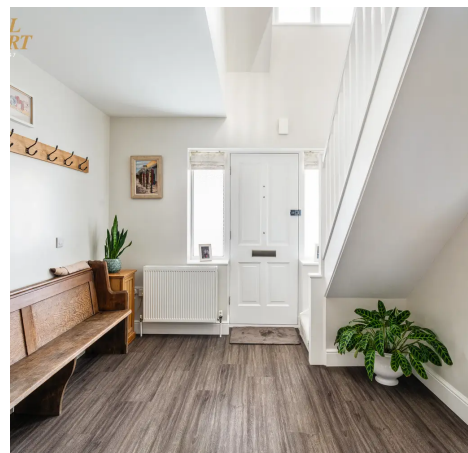
Bay fronted bedroom 5/reception room Capable of comfortably housing a double bed.

Master bedroom Bay fronted double room as bed 5, **En-suite shower room/w.c** Fitted white suite with low level w.c. Vanity cupboard with wash hand basin, shower cubicle with twin headed shower. Window to side.

Kitchen/dining/breakfast room Comprehensively fitted at both eye and base level with Dove Grey coloured kitchen units with chrome door furniture and having soft close doors and drawers. Stainless steel sink unit, Quartz worktops and returns, space for a range cooker with fitted extractor canopy over, space for American style plumbed fridge freezer, area of worktops arranged as a breakfast bar. The dining area has space for table and chairs with windows and double doors to the rear garden. There is a door to sitting room and a door to:-

Utility room Units at eye and base level matching the kitchen, stainless steel sink unit, under worktop space and plumbing for a washing machine and tumble dryer. Tall cupboard conceals the modern combi boiler and water softener. Door to side, window to rear, door to:-

Cloakroom/w.c White suite with low level w.c. vanity cupboard with wash hand basin, window to side.



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Double aspect sitting room Two original port hole style stained glass and leaded light, secondary glazed windows to side, patio doors to the rear garden. 'Much Wenlock' cast iron log burner.

First floor

Spacious landing Walk in storage cupboard with access to further eaves storage beyond. Shelved linen/airing cupboard, doors to all first floor rooms.

Bedroom 2 A double bedroom with window to rear having views to the South Downs National Park.

Bedroom 3 A double bedroom with window to rear having views to the South Downs National Park.

Bedroom 4 A double bedroom with window to the front elevation.

Family bath and shower room/w.c White suite comprising, double ended bath, shower cubicle with twin headed shower, low level w.c, vanity cupboard with wash hand basin.

Outside

Brick paved driveway provides off street parking at the front for 3+ cars

Rear driveway accessed from Church Mead, currently obstructed by raised sleeper edge planters within the rear garden.

Brick built single garage Up and over door, personal door to rear garden, light and power connected.

South facing enclosed rear garden Lawns, pathways and patio's, well fenced, gated side access, greenhouse, timber log store.

Shepherds hut with light and power, currently used as a home office.



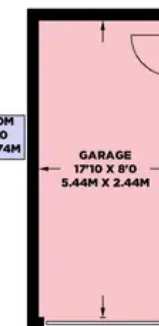
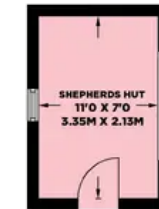
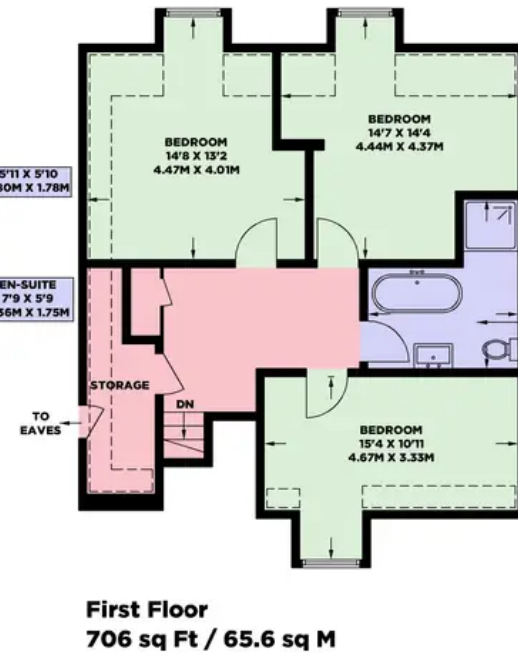
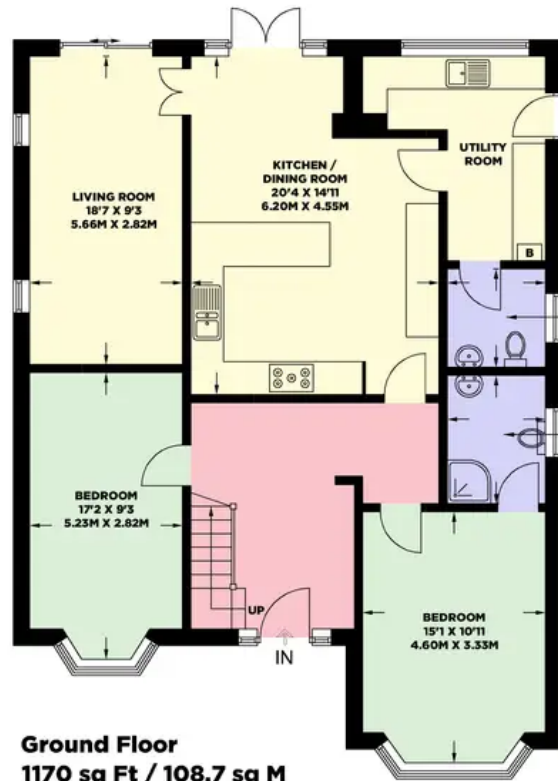
26 DAMIAN WAY

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / OUTBUILDINGS)

1766 sq ft / 164.1 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / OUTBUILDINGS)

2099 sq ft / 195.0 sq m



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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 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 shown is an approximate interpretation for illustrative purposes only.

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Certified Property Measurer

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ⌋ Garden Shortened for Display

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