



7 Elm Tree Close, Hassocks, BN6 8AU

£725,000

This well presented four bedroom detached family home is situated in a quiet location within walking distance to Hassocks village with access to all its amenities schools and mainline station. The property is also being sold with no ongoing chain.



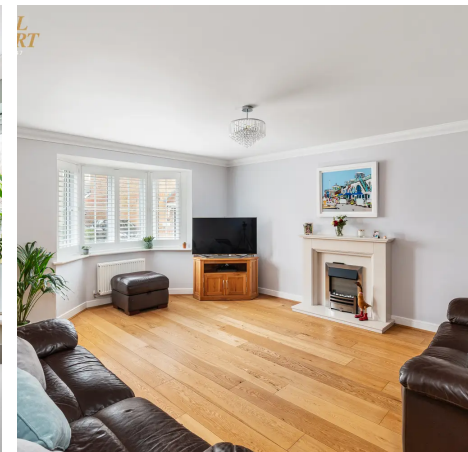
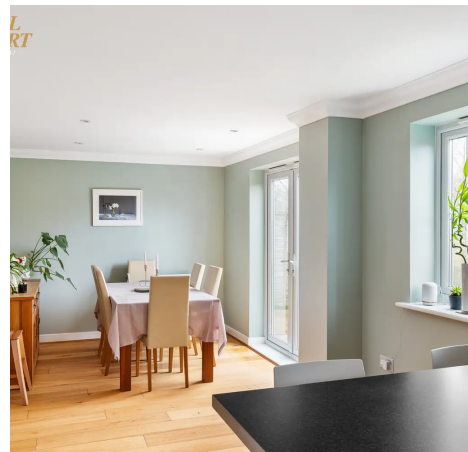
**MANSELL
McTAGGART**
Trusted since 1947

7 Elm Tree Close

Hassocks

A well presented four bedroom family house built by Barratt homes offers the following specification, ground floor has engineered oak flooring throughout, and entrance hall with understairs cupboard, leading to an office with a bay fronted window, a WC, a living room with a bay fronted window and a feature electric fireplace, a good sized kitchen diner with French doors onto the rear garden. The high gloss fitted kitchen has a selection of wall and floor mounted units with integrated appliances, dish washer, four ring gas hob, overhead extractor, oven and grill, fridge freezer, there is a useful separate utility room with space for washing machine and tumble dryer and an additional sink, and a boiler cupboard housing the Potterton combi boiler, and a side door to the rear garden.

On the first floor there is a landing with loft space and an airing cupboard housing the mega flow tank, there are four bedrooms the master having an en suite shower room, three of the bedrooms also have built in wardrobes. The family bathroom has a bath with overhead shower attachment, WC, sink with vanity storage units.



7 Elm Tree Close

Hassocks

Outside the rear garden has a patio area leading in a lawned area with a further rear patio area and rear border, there is side gate access leading to the drive way which has ample parking for two cars and well as a wall mounted electric car charging point. The garage has an up and over door with power and lighting, the front garden is laid to lawn with a pathway to the front door.

- Four bedroom detached house
- Kitchen Diner
- Well presented
- No ongoing chain
- Garage
- Off road parking for two cars
- Master bedroom with en suite
- Quiet location
- Planning consent for ground floor extension (DM/23/1405)
- EPC: C Council tax: F

Elm Tree Close forms part of the 'Clayton Mills' development just off Mackie Avenue in the heart of Hassocks Village close to all shopping facilities and walking distance of nursery, 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.



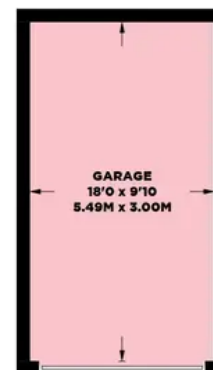
7 ELM TREE CLOSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING GARAGE)

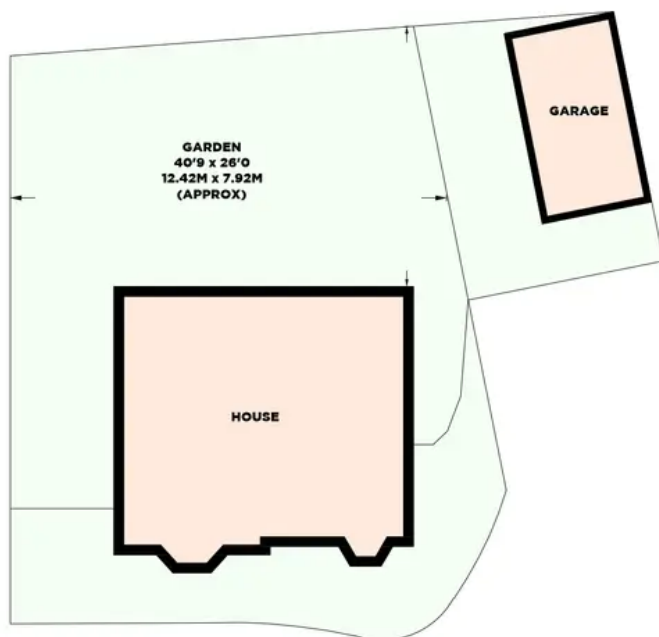
1375 sq ft / 127.8 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING GARAGE)

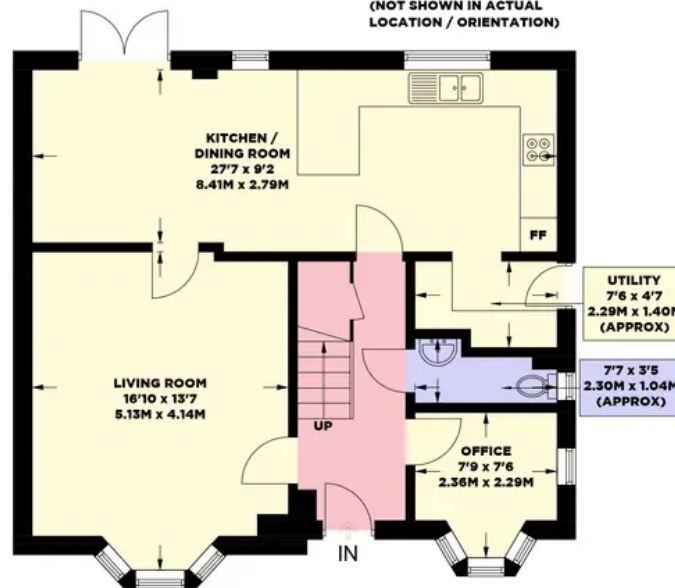
1553 sq ft / 144.3 sq m



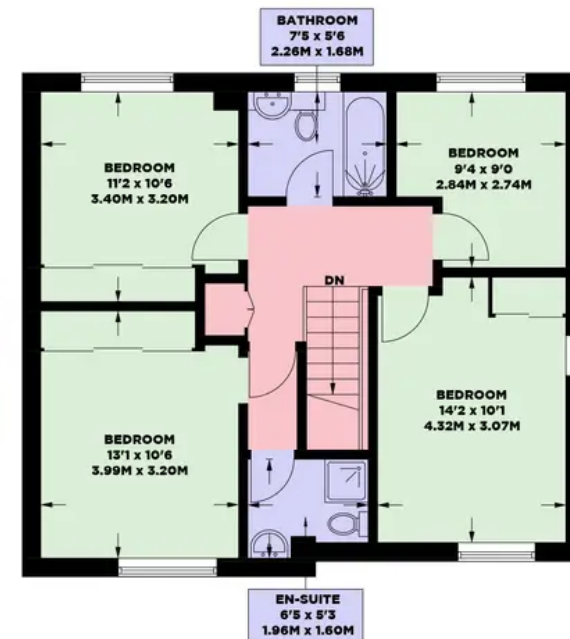
Garage
178 sq Ft / 16.5 sq M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



Site Plan



Ground Floor
696 sq Ft / 64.7 sq M



First Floor
679 sq Ft / 63.1 sq M

- 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.

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