



## 2 Damian Way, Hassocks, BN6 8BH

£675,000

A three double bedroom, two bathroom, detached chalet style property with three reception rooms. Two driveways and an 85' long enclosed rear garden. Situated in this popular mature residential location close to the small parade of shops in Keymer village.



**MANSELL  
McTAGGART**  
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# 2 Damian Way

## Hassocks

- Double aspect kitchen/breakfast room
- Double aspect sitting room
- Substantial conservatory providing both dining and family areas
- Office – Cloakroom – Utility room outbuilding
- Two ground floor double bedrooms
- Ground floor family bath and shower room
- First floor double bedroom
- First floor shower room/wc
- Close to open countryside – 10 min walk of Hassocks main line railway station
- Council tax band E – Energy performance rating F

Entrance porch: front door into hall: Laminate wood flooring, built in coats/storage cupboard, staircase rises to the first floor, doors to principle ground floor rooms. Double aspect sitting room: Fitted carpet, double glazed window, patio doors open into the conservatory. Double aspect kitchen/breakfast room: Fitted at eye and base level with Maple fronted units having chrome door furniture and contrasting black granite effect worktops and breakfast bar. Integrated stainless steel sink unit, space for a range cooker with fitted Belling filter hood over, integrated family sized dishwasher, space for a tall fridge/freezer. A wall cupboard conceals the Vaillant gas fired combination boiler, tiled flooring and splashbacks with windows and a door to the conservatory. Substantial conservatory: Full width to the rear of the property, of uPVC double glazed construction under a polycarbonate roof, tiled flooring, built in cloaks/storage cupboard, door to the study and door to cloakroom/wc: fitted with a white low level w.c and a wall mounted wash hand basin. Study/office: formed by subdividing the garage, window to the rear elevation, fitted carpet.





## 2 Damian Way

Double aspect bay fronted double bedroom 1: Double glazed bay window to front, matching window to side, fitted carpet.

Bedroom 2: A double bedroom with painted wooden floorboards, double glazed window to the front elevation.

Bath & Shower room: Fully tiled walls and flooring, fitted white suite, bath, low level w.c, bathroom cabinets with onset basin, shower cubicle with Triton shower unit, two double glazed windows. Landing: doors to both first floor rooms:

Double aspect bedroom 3: A double bedroom with eaves access door, double glazed Velux window and further double glazed window.

Shower room/wc: White suite, shower cubicle with Mira shower unit, low level w.c, wash hand basin in tiled surround, eaves access, laminate wood flooring.

Outside: Two brick paved driveways provide ample off street parking for several cars, a personal and vehicle gate lead to a concrete hardstanding for a further vehicle or boat/caravan storage. There is a workshop with light and power and an adjoining Utility room, with kitchen cabinets and space and plumbing for a washing machine and tumble dryer, double doors lead out to the rear garden. This measures 85' in length, has a substantial paved stone patio adjoining the conservatory with the remainder laid to lawns with planted borders. There is an ornamental fish pond and further storage via a metal shed. The whole is fully enclosed and dog proofed.



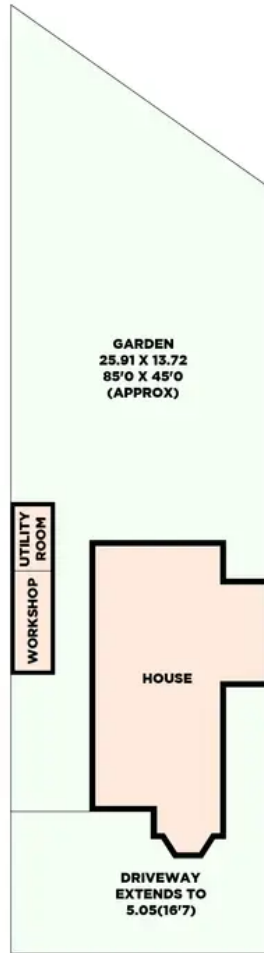
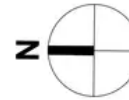
# 2 DAMIAN WAY

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREAS)

**1766 sq ft / 164.1 sq m**

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USED AREAS)

**1950 sq ft / 181.2 sq m**



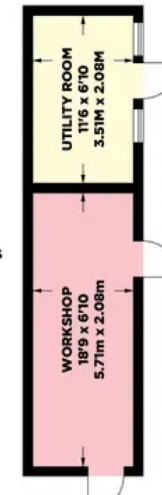
**Site Plan**



**Ground Floor**  
1409 sq Ft / 130.9 sq M



**First Floor**  
329 sq Ft / 30.6 sq M



**Outbuilding**  
212 sq Ft / 19.7 sq M  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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Floor plan is for illustration and identification purposes only. Plots, gardens, balconies and terraces are illustrative only and calculations. All site plans are for illustration purposes only. A floor plan has been produced in accordance with Royal Institution Surveyors' International Property Standards 2 (IPMS2). Every made to ensure the accuracy however all measurements, fixtures shown is an approximate interpretation for illustrative purposes.

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

**Certified Property Measurer**

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