



26 Bonny Wood Road, Hassocks, BN6 8HR

£675,000

A well presented chalet bungalow in a sort after location within easy walking distance to Hassocks village with access to local schools, mainline station and amenities, the property has been in the same family for 65 years. Being sold with no ongoing chain.



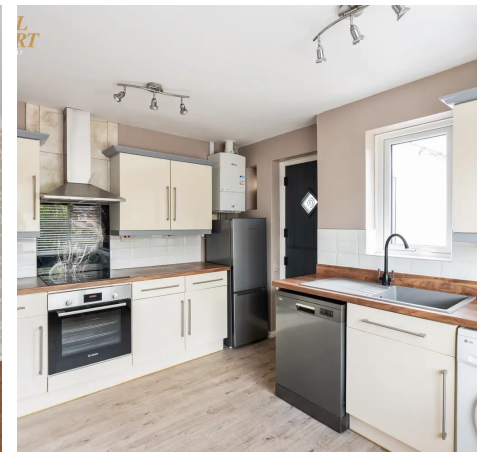
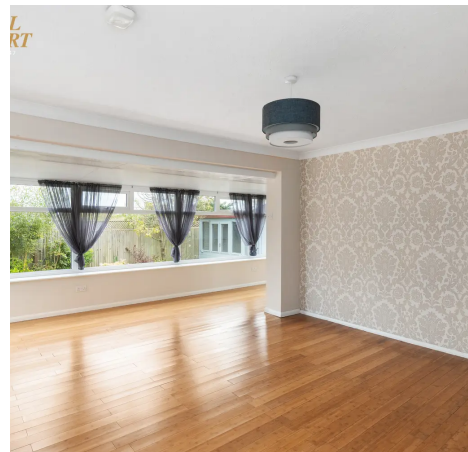
26 Bonny Wood Road

Hassocks

Large entrance hall with one airing cupboard and one cloakroom cupboard, newly fitted carpets, a modern fitted kitchen with wall and floor mounted units, dual aspect windows with a view to the downs, washing machine installed and included, dishwasher and fridge freezer. Wall mounted Worcester combi boiler, four ring induction hob, Bosch oven and grill, overhead extractor fan and a side door access. A shower room with a cubicle, sink with vanity unit, along with a separate toilet with a wash basin. A bedroom with fitted cupboards, a large extended lounge dining area with twin access to the rear garden.

On the first floor there is a landing with twin Velux windows and eaves storage, two bedrooms and a further shower room with a cubicle, sink with vanity unit and WC.

Outside the rear garden has two summer houses with power and lighting, a large side patio area to both sides of the garden and a lawned area with borders and a small pond, a workshop not a garage area also with power and lighting, there is also a useful dry room which can be accessed from the front of the house, The front garden has a paved in out drive with parking for up to four cars.



26 Bonny Wood Road

Hassocks

- Three bedroom extended chalet bungalow
- Desirable location
- Vacant possession
- Modern fitted kitchen
- In out driveway
- Various outbuildings and workshop
- Two shower rooms
- Well presented
- Family owned for 65 years
- EPC: C Council Tax: D

LOCATION:

Bonny Wood Road is arguably one of the villages premier addresses lying just to the south of the comprehensive shopping facilities in Keymer Road and backing directly onto woodland.

The mainline railway station is within short walking distance providing fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the south coast (Brighton 15 minutes). Village amenities include numerous shops, boutiques, cafes and restaurants, post office and modern health centre.

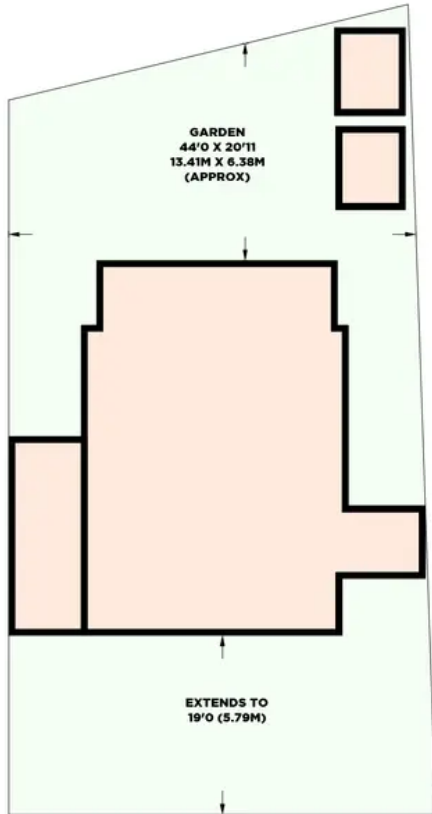


26 BONNY WOOD ROAD

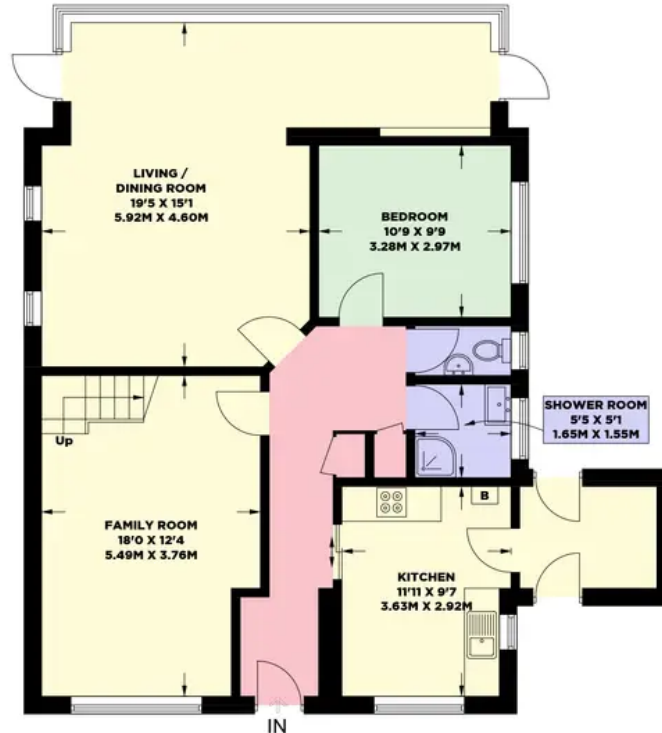


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / OUTBUILDINGS)
1389 sq ft / 129.0 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / OUTBUILDINGS)
1673 sq ft / 155.5 sq m



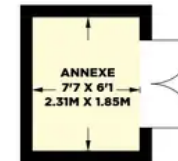
Site Plan



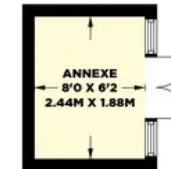
Ground Floor
1031 sq Ft / 95.8 sq M



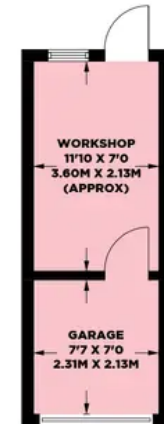
First Floor
408 sq Ft / 37.9 sq M



Annexe
45 sq Ft / 4.2 sq M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



Annexe
49 sq Ft / 4.6 sq M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



Garage / Workshop
140 sq Ft / 13.0 sq M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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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 calculations. All site plans are for illustration purposes only and are not to scale 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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- ⊙ 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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