



## 16 Lagwood Close, Hassocks, BN6 8HZ

This five bedroom detached house has been extensively refurbished, re designed and loft converted by the current owners to a very high standard. Situated in Lagwood Close within easy walking distance to Hassocks village with all its amenities, schools and mainline station, the property sits in a very desired location making internal viewing highly recommended.

In Excess of  
**£800,000**

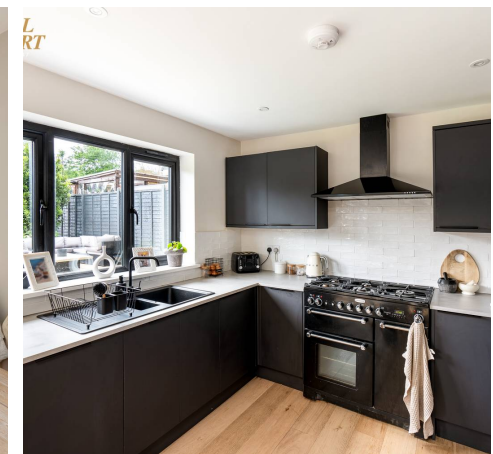
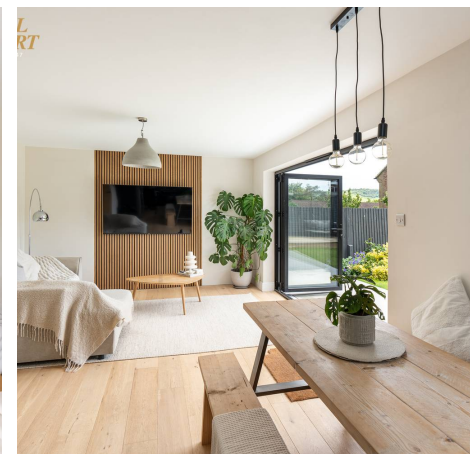
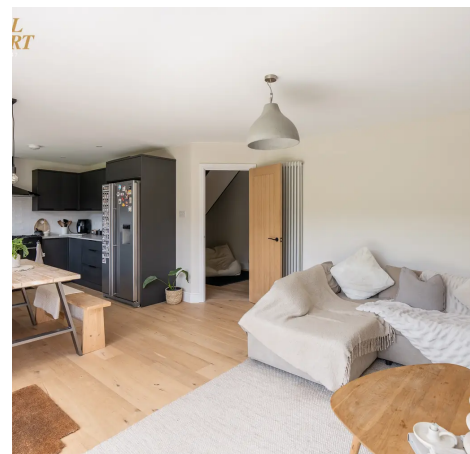


**MANSELL  
McTAGGART**  
Trusted since 1947

# 16 Lagwood Close

Hassocks

This immaculately presented house has been completely re designed with the loft converted by the current owners. The large entrance hallway boasts engineered oak flooring which continues into the kitchen dining area, there are two bedrooms on the ground floor one of which has a storage cupboard, a generous open plan kitchen dining room with bi fold doors leading onto the south facing rear garden. The modern fitted kitchen has a selection of wall and base level units with space for a rangemaster oven, American fridge freezer and integrated dishwasher and integrated extractor fan. The hallway continues with a cleverly designed central slated staircase and a stylish shower room with its own cubicle, wash hand basin and WC, the floor tiles are made from mandarin stone, adjacent to this is a separate utility room with space for a washing machine, a storage cupboard and sink. The slated staircase leads to the first floor with three good size bedrooms and a contemporary family bathroom suit with a free standing bath with shower attachment, wash hand basin, WC and a cupboard housing the Glo worm combi boiler.



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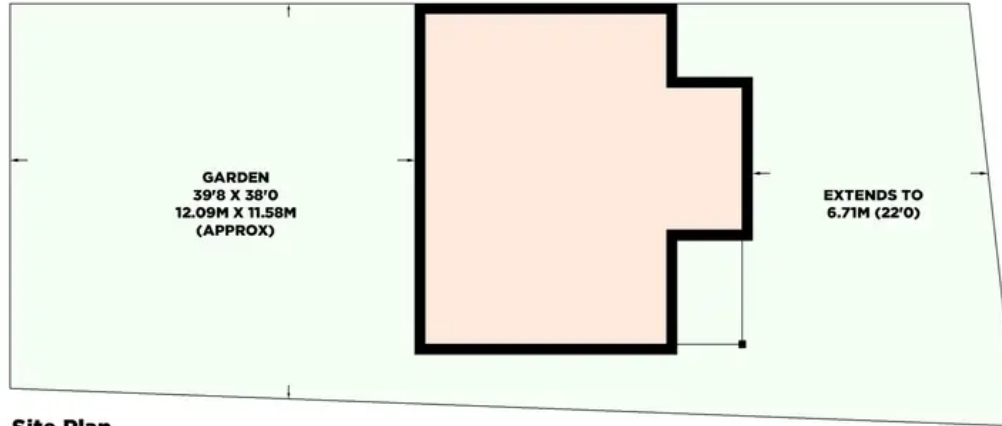
Hassocks

Outside the landscape south facing rear garden has a porcelain patio area from the bi fold doors, leading onto a lawned area with a raised deck sitting area with various planted borders and a space for a potential office / hot tub area. the garden has access from both sides. The front of the property has a porcelain paved area and a lawn and pebbled off road parking for up to three cars. The vendors have put time and effort into creating a unique family home and have left no stone unturned.

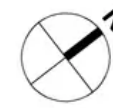
- Five bedroom detached house
- Sought after location
- Extensively refurbished to a high standard
- Loft converted
- South facing landscaped rear garden
- Kitchen diner
- No ongoing chain
- Off road parking
- Two bathrooms
- EPC: C Council tax band: D



# 16 LAGWOOD CLOSE



Site Plan

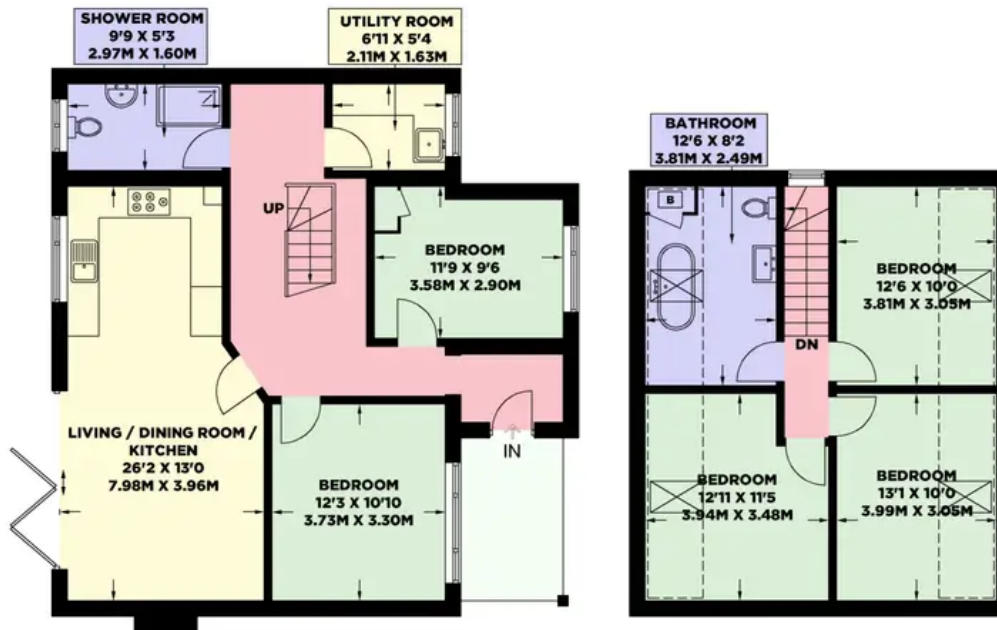


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)

**1256 sq ft / 116.7 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)

**1446 sq ft / 134.4 sq m**



**Ground Floor**  
877 sq Ft / 81.5 sq m

**First Floor**

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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. The 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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**MANSSELL McTAGGART**  
Trusted since 1947

- (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



Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.