



## Waterside Ockley Lane, Hassocks, BN6 8NU

£895,000

A truly unique chance to purchase an extremely versatile bungalow. Waterside is a three bedroom detached bungalow in Hassocks set back from the road on a large plot with a double garage and ample parking, the potential of this property is endless, being sold with no on going chain, internal viewing is highly recommended.



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# Waterside, Ockley Lane

## Hassocks

The large entrance hallway leads to two side of the property, to the right you walk in to an office room that goes straight into a connecting bedroom with its own en suite shower room with cubicle, WC, wash hand basin with vanity unit. This area of the bungalow would very much lean its-self to a self-contained area which could suit a elderly relative or teenager. To the left hand side of the hallway there are two good size bedrooms one of which has another en suite shower room with cubicle, WC, wash hand basin with vanity unit. Both bedrooms have fitted wardrobes. The hallway also has two cupboards one of which is an airing and a further family bathroom. The central area of the bungalow has a large kitchen dining area, the fitted kitchen has a selection of wall and base level units, 'Bosch' four ring gas hob and 'Bosch' oven and grill, integrated extractor fan, integrated 'Bosch' dishwasher, and a cupboard housing a Vaillant combi boiler. The dining area has sliding patio doors onto the west facing rear garden, off from the dining area there is a separate utility area with various units and space for a washing machine as well as a large storage cupboard and door onto the garden. The through lounge diner is also situated in the central area of the bungalow and has a marble surrounded feature fireplace, also with sliding patio doors onto the rear garden.





# Waterside, Ockley Lane

## Hassocks

Outside the large west facing rear garden has a patio area leading onto lawn with a variety of various trees plants, bushes and a shed, with gated side access. The front garden has a double garage with electric up and over doors, with power and lighting and internal stairs to a mezzanine area. There is also parking for up to six cars, and various lawned sections including a wide selection of beautifully maintained flowers and plants.

- Versatile three bedroom detached bungalow
- Double garage
- Off road parking for up to six cars
- Three bathrooms
- Open planned kitchen diner
- Through lounge diner
- Extension potential STNPC
- No ongoing chain
- Large rear garden
- EPC: TBC Council tax: G

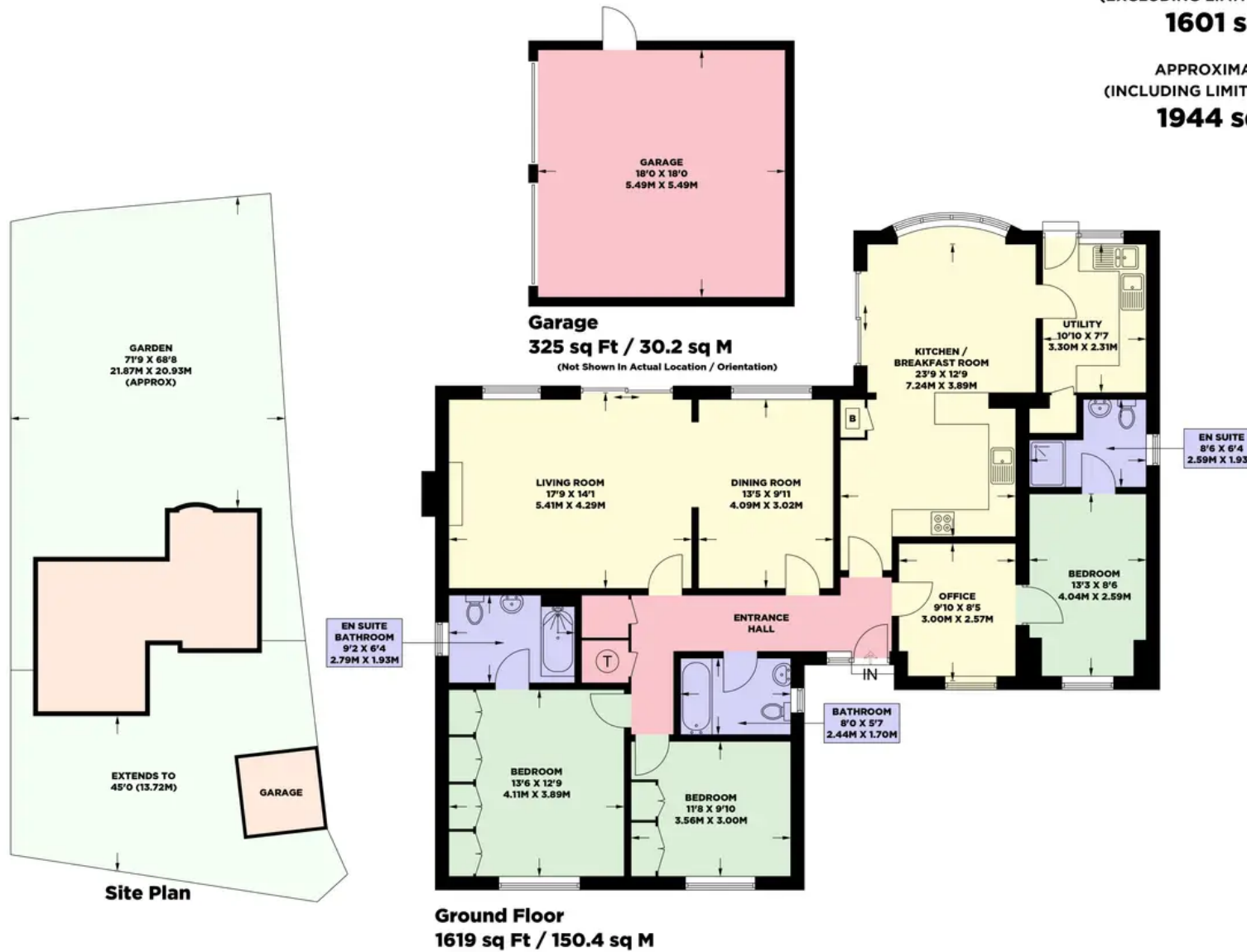
Ockley Lane is situated within 10 minutes walk of Hassocks village centre with its comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all just under a mile away. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.



# WATERSIDE

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / GARAGE)  
**1601 sq ft / 148.7 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / GARAGE)  
**1944 sq ft / 180.6 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 all 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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**MANSSELL McTAGGART**  
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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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