



## 4 Ockley Way, Hassocks, BN6 8NE

£400,000

A good sized three bedroom semi-detached house requiring modernisation and updating and considered to offer some extension potential to the side, subject to obtaining the necessary consents. Offered for sale with vacant possession and no onward chain. Views to the South Downs National Park from the principal bedroom.



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Hassocks

**Double Aspect Lounge/Dining room:** Upvc double glazed picture window to front, x2 night storage heaters, tiled fireplace, serving hatch, double glazed patio doors to rear garden.

**Kitchen:** Requiring updating, range of French Oak effect units at eye and base level, stainless steel sink unit, night storage heater, laminate wood effect worktops, appliance spaces, UPVC double glazed window to rear, UPVC half double glazed door to side.

**Bedroom One:** Built in wardrobe, night storage heater, Upvc double glazed window to front with views of the Downs.

**Bedroom Two:** Built in wardrobe, night storage heater, Upvc double glazed window to rear.

**Bedroom Three:** Night storage heater, Upvc double glazed window to rear.

**Bath/WC:** Diesel Blue coloured suite, bath with shower screen, pedestal wash hand basin, low level wc, heated towel rail, airing cupboard, Upvc double glazed window.

**Front garden:** lawns, shrubs, path to front door, path to side and rear gardens.

**Side Garden:** Paved patio, brick wall. Outside tap.

**Enclosed Rear Garden:** Patio, lawns, shrubs, specimen tree.

**Garage:** Up and over door, personal door to rear garden approached via a service road at the rear.



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Council Tax band: D

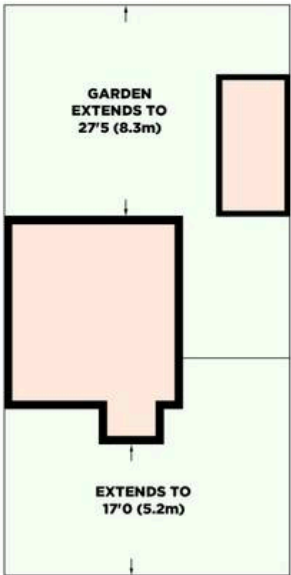
Tenure: Freehold

- Three good sized bedrooms (two having built in wardrobes)
- Double aspect lounge/dining room with patio doors out to the rear garden
- Downstairs cloakroom/wc (requiring updating)
- Kitchen (requiring updating)
- Family bathroom (requiring updating)
- Double glazed windows and external doors
- Night storage heating (not tested)
- Front, side and enclosed rear gardens
- Garage – approached from service road to the rear of the property
- Council tax band: D, Energy performance rating: F

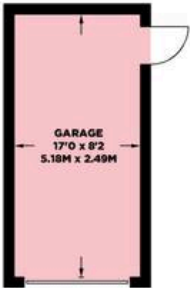


# 4 OCKLEY WAY

APPROXIMATE GROSS INTERNAL AREA  
**1146 sq ft / 106.5 sq m**  
 (INCLUDING GARAGE)



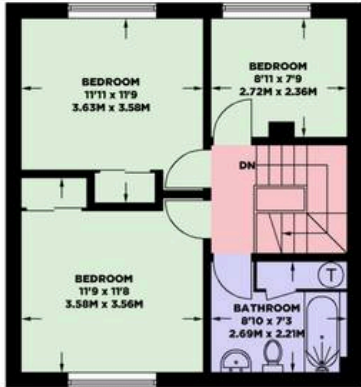
Site Plan



Garage  
**140 sq Ft / 13 sq M**  
 (NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Ground Floor  
**521 sq Ft / 48.4 sq M**



First Floor  
**485 sq Ft / 45.1 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 a calculation. 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 shown is an approximate interpretation for illustrative purposes only.

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