



4 Queens Drive, Hassocks, BN6 8DF

This recently converted four bedroom, two reception room semi-detached chalet bungalow, recently converted in 2020, with driveway for two cars, large garage, South facing rear garden is being offered as a vacant possession with no onward chain. Vendor suited already with a purchase lined up, separate to their sale.

In Excess of
£575,000



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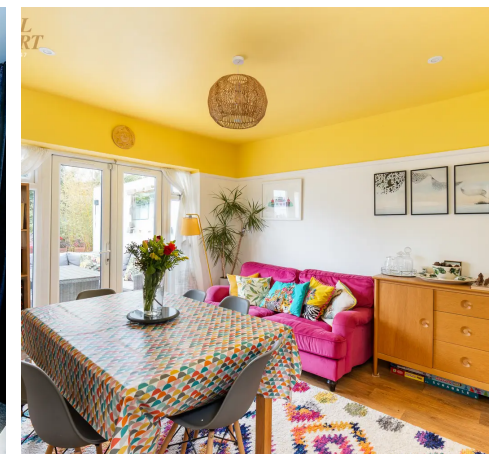
4 Queens Drive

Hassocks

The front door, newly fitted in 2023, opens into the hallway with doors leading to all downstairs rooms and stairs leading to the first floor with two storage cupboards.

The living room is a good size, bright room with a large uPVC double glazed window to the front. There is sound-proof insulation between this room and the adjoining bungalow to reduce noise levels. There is a good size ground floor bedroom, also with a large uPVC double glazed window to the front elevation. The kitchen has a number of eye and base level cream storage cupboards, under-cabinet space for a freestanding dishwasher, space for a freestanding fridge/freezer, a stainless steel single bowl sink, a combi boiler concealed in a cupboard and uPVC double glazed French patio doors leading to the rear garden. Across from the kitchen is the dining room, also with uPVC double glazed French patio doors leading to the rear garden. There is a downstairs cloakroom enlarged to also fit a utility room with single bowl stainless steel sink, storage cupboards and space/plumbing for an under-cabinet washing machine.

The stairs lead to the landing with doors to all upstairs bedrooms. The main bedroom is a good size double bedroom with a large uPVC double glazed window overlooking the rear garden and South facing views. This bedroom contains a walk-in-wardrobe with space for freestanding storage and also contains a fitted hanging rail.



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There are two further bedrooms this floor which are both good sizes, both with spaces for a bed and freestanding storage. The bathroom, newly fitted in 2021/22, is a four-piece suite, a fully tiled floor with electric underfloor heating, a low level w/c, sink with vanity storage drawers underneath, freestanding bath, separate shower cubicle with rainfall shower and detachable shower head, and lastly a cupboard housing the unvented 250L hot water tank to ensure consistent mains pressure upstairs and a small storage cupboard above it. There is an extractor fan fitted separate to the uPVC double glazed window for natural ventilation.

Outside, the current seating area used to be a lean-to conservatory that they took down temporarily whilst the loft conversion was carried out. They have left it as outside seating but have planning permission previously granted for a full rear extension to the property. There is then a patio area with foundations in place for a hot tub, areas of flower beds, an area of lawn also consisting of a mature Bramley apple tree. There is a single garage with power and lighting which has been previously extended to add a workshop at the back, offering copious amounts of outside storage, could be further adapted for an outside office/gym STANPC. There is a shared driveway between the houses to the garages and then a further private driveway for two cars. The current owners have also had a 7kw electric car charging PodPoint.

- **Council tax band: C, Energy performance rating: D**



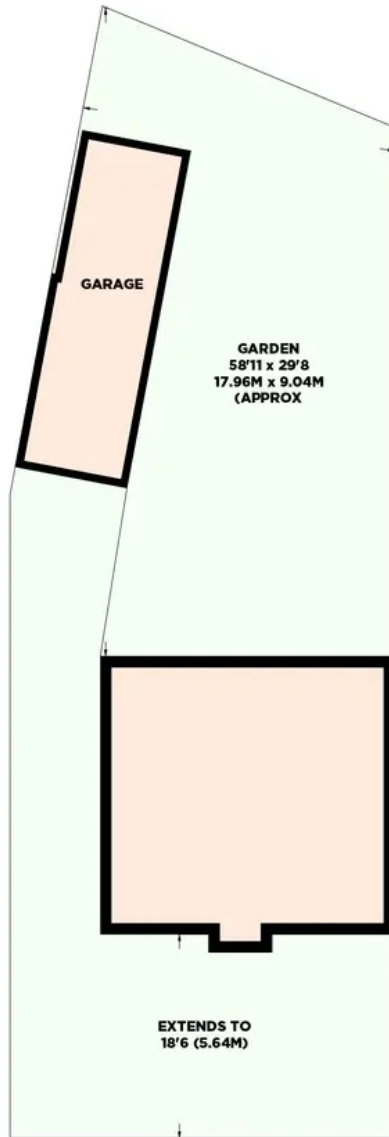
4 QUEENS DRIVE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE)

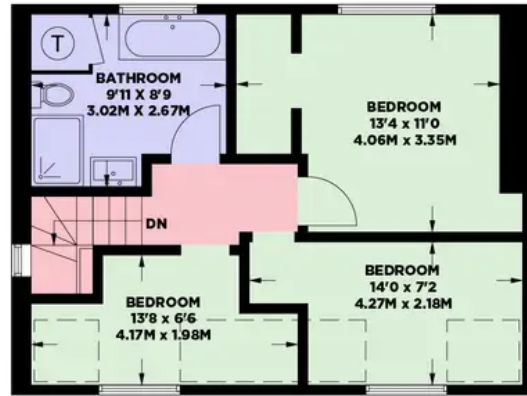
999 sq ft / 92.8 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)

1318 sq ft / 122.4 sq m

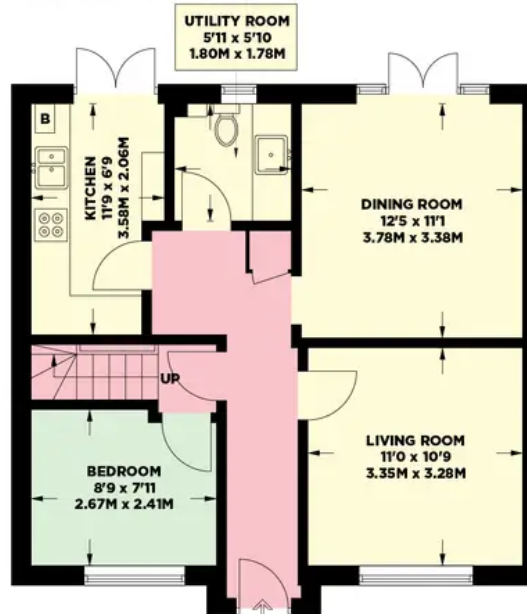


Site Plan



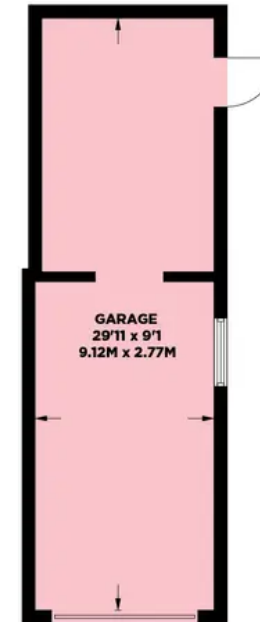
First Floor

463 sq Ft / 43 sq M



Ground Floor

590 sq Ft / 54.8 sq M



Garage

265 sq Ft / 24.6 sq M

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

- 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 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 details shown is an approximate interpretation for illustrative purposes only.

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