



## 14 Downs View Road, Hassocks, BN6 8HJ

£575,000

This two bedroom extended detached bungalow is situated centrally in Hassocks village, offering easy access to all local amenities, mainline station, schools and various other facilities. The property could benefit from some modernisation and is being sold with no ongoing chain.



**MANSELL  
McTAGGART**  
Trusted since 1947

# 14 Downs View Road

## Hassocks

The entrance porch leads into a hallway with two storage cupboards and a loft hatch, the fitted kitchen has a selection of wall and floor mounted units as well as integrated fridge freezer, four ring gas hob, oven and grill, washing machine and a overhead extractor fan. There is also a breakfast bar and a side door for access to the front and rear of the property. Two good size double bedrooms one having a fitted wardrobe the other being extended and having a useful WC with wash hand basin. The family bathroom has a shower cubicle wash hand basin and WC. The extended lounge diner has a gas feature fireplace and sliding patio doors onto the west facing rear garden.

Outside the rear garden with its westerly aspect is well established with steps up to the lawn area with is surrounded by a selection of mature plants, bushes, flowers and hedges in borders, there is also a patio area at the rear and a shed. Side gated access and also rear access to the garage which has power and lighting and houses the glo worm boiler. The front of the house is fully paved and has parking for up to four cars comfortably.



# 14 Downs View Road

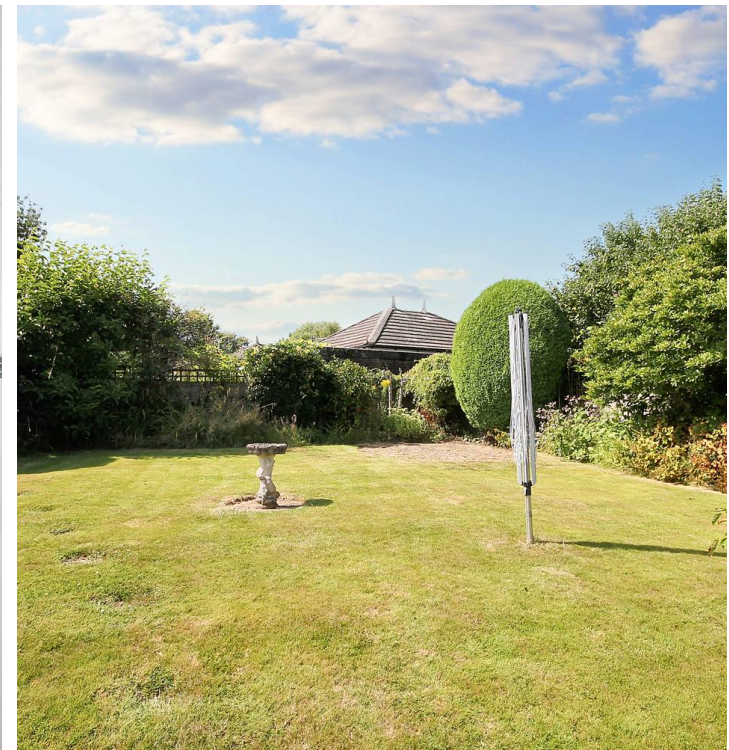
Hassocks,

- Two bedroom detached bungalow
- Central village location
- Off road parking for up to four cars
- Established west facing rear garden
- Extended lounge diner
- Garage
- Fitted kitchen
- Family bathroom
- No ongoing chain
- EPC: D Council Tax: E

Downs View Road is arguably one of the village's premier addresses lying just to the south of the comprehensive shopping facilities in Keymer Road. Village amenities include numerous shops, boutiques, cafes and restaurants, post office and modern health centre. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

STATION Hassocks mainline railway station is within minutes' walk, providing fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport, the south coast (Brighton 15 minutes).

BY ROAD Access to the major surrounding areas and motorway network can be found approximately 3 miles to the south at Pyecombe.



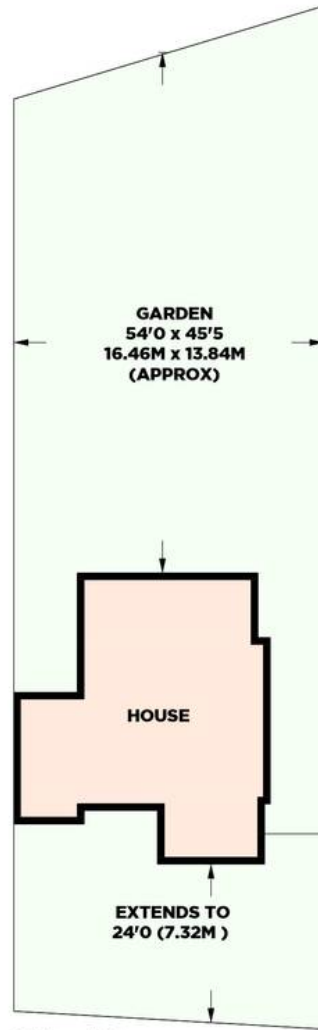
# 14 DOWNS VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING GARAGE)

**970 sq ft / 90.1 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)

**1116 sq ft / 103.7 sq m**



**Site Plan**



- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

© Mansell McTaggart 2024  
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.

29 Keymer Road, Hassocks, West Sussex BN6 8AB

has@mansellmctaggart.co.uk

mansellmctaggart.co.uk

01273 843377

**MANSELL McTAGGART**  
Trusted since 1947

**RICS Certified Property Measurer**

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.