



## 30 Ockley Lane, Hassocks, BN6 8BB

£500,000

This two/three bedroom detached bungalow is currently used as a two bed two reception room with an extended conservatory to the rear, is situated in a good location on Ockley Lane within walking distance to Keymer shops and Hassocks village. The property requires some modernisation throughout and is being sold with no ongoing chain.



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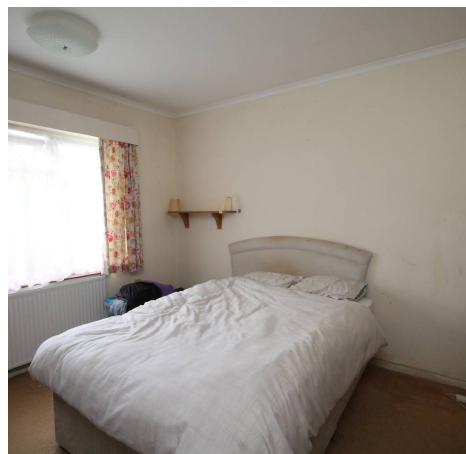
# 30 Ockley Lane

## Hassocks

The entrance porch leads in the main hall way with three separate cupboards and a loft hatch, from the hallway you have a good size living room with a bay fronted window and a feature fireplace with a wood burner, two good size bedrooms one which has ample built in storage, a family bathroom with bath, overhead shower attachment and wash hand basin, there is also a separate WC.

The fitted kitchen has a selection of eye and base level units with space for fridge, there is a further room of the kitchen currently used as a dining area which could be used as a third bedroom. At the rear of the property there is a good sized conservatory that has a cupboard with space for washing machine with French doors onto the rear garden, the garage is also of the conservatory with power and lighting and up and over door and a wall mounted Glow worm boiler.

Outside the rear garden has gated side access 2x sheds, various plants, bushes, plants and borders as well as a substantial lawned area and patio. The front garden is lawned with off road parking for three cars.



# 30 Ockley Lane

## Hassocks

- Two / three bedroom detached bungalow
- In need of modernisation
- No ongoing chain
- Off road parking
- Garage
- Conservatory
- Family bathroom
- Separate WC
- Large bay fronted living room
- Council tax band E - Energy Performance rating E

**LOCATION:** Ockley Lane is situated within a few minutes walk of Hassocks Village Centre with its comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all within half a mile as is Hassocks mainline railway station. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

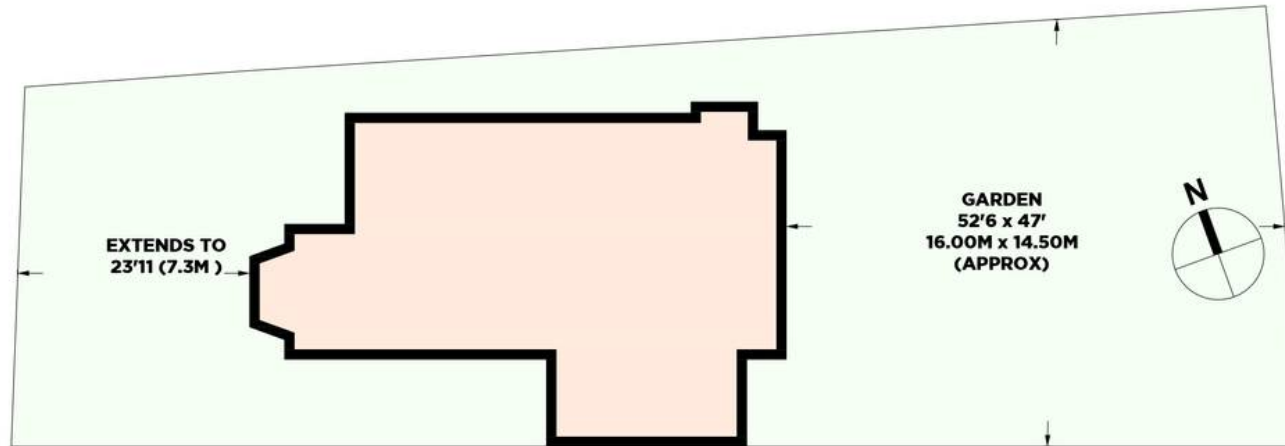
**STATION:** Hassocks station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

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

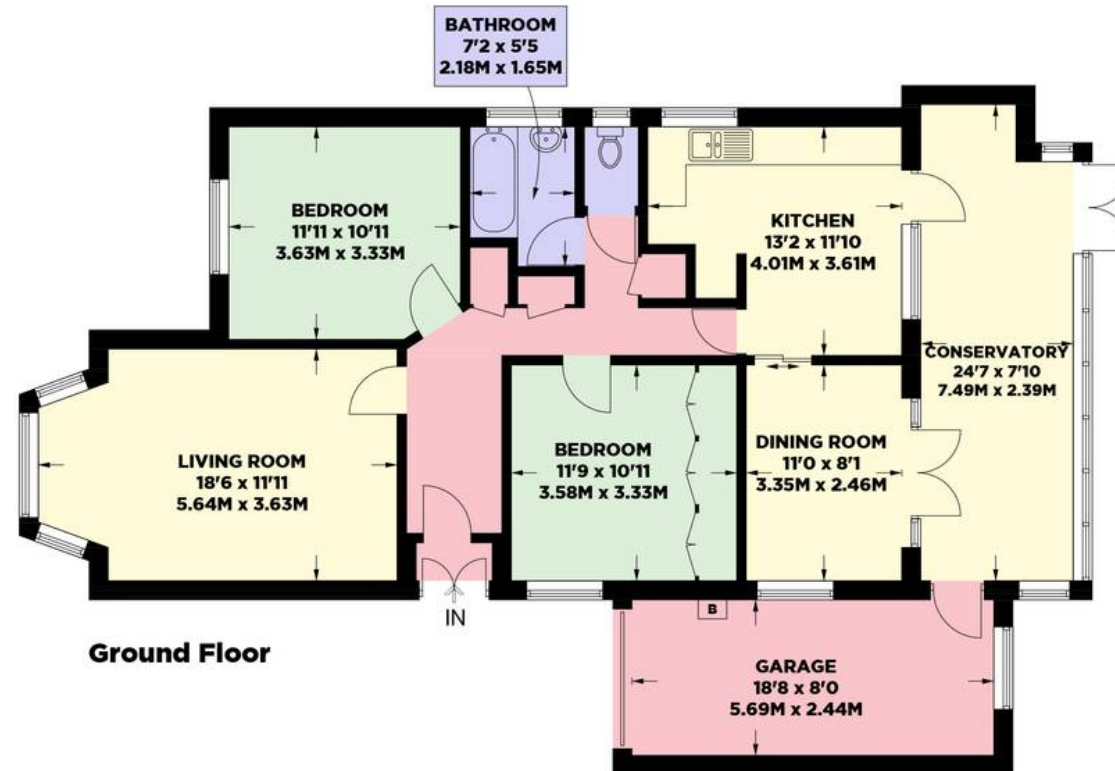


# 30 OCKLEY LANE

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)  
**1297 sq ft / 120.5 sq m**



**Site Plan**



**Ground Floor**

- (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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