



41 Stafford Way, Hassocks, BN6 8QG

This well presented three bedroom end of terrace house with a useful front extension built in 2020 is situated within easy walking distance to both Hassocks and Keymer with access to all local amenities, schools and mainline station. Internal viewing comes highly recommended.

Offers in
Region of
£425,000



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41 Stafford Way

Hassocks

The extended entrance hallway leads to a downstairs WC and home office with utility space and loft storage with stairs rising to the first floor. The through lounge diner has stylish parquet flooring and a feature fireplace with sliding patio doors onto the south facing rear garden. The fitted kitchen has a selection of floor and wall mounted units, space for a washing machine, oven and dishwasher.

On the first floor the landing space has a loft hatch and an airing cupboard housing the Worcester combi boiler, three good size bedrooms and the master which has fitted wardrobes, a family bathroom with panelled bath, overhead shower and shower attachment, WC and wash hand basin.

Outside the south facing rear garden has a nice patio area and some artificial lawn, established planted borders and side gate access, and a useful workshop with power and lighting. The front of the house is paved with off road parking for up to three cars and there is a garage in a near by compound with an up and over door.



41 Stafford Way

Hassocks

- Three bedroom end of terrace
- Well presented
- South facing rear garden
- Garage in compound
- Front extension (WC and Office) 2020
- Off road parking for up to three cars
- Through lounge diner
- Family bathroom
- Fitted Kitchen
- EPC: C Council tax band: D

Stafford Way is situated off Keymer Road at the eastern end of the village just prior to the small parade of shops in Keymer. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub 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.

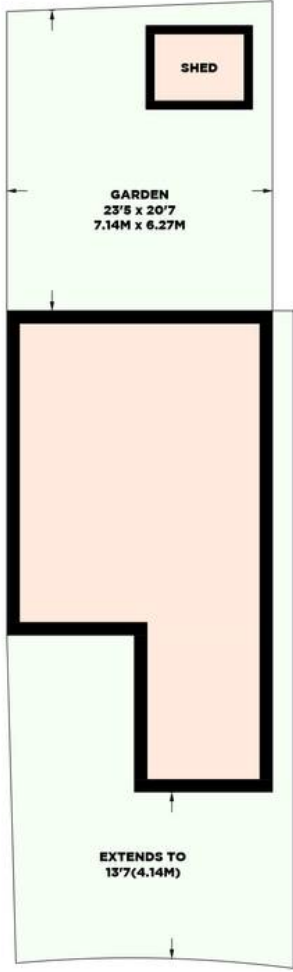
STATION Hassocks mainline railway station is less than a mile away and provides fast and frequent services to London (Victoria/London Bridge 55 minutes Gatwick International Airport and the South Coast (Brighton 10 minutes).

DIRECTIONS From our office in Hassocks village follow the Keymer Road eastwards towards Keymer. Stafford Way is on the right hand side just after Adastra Park approximately half a mile.

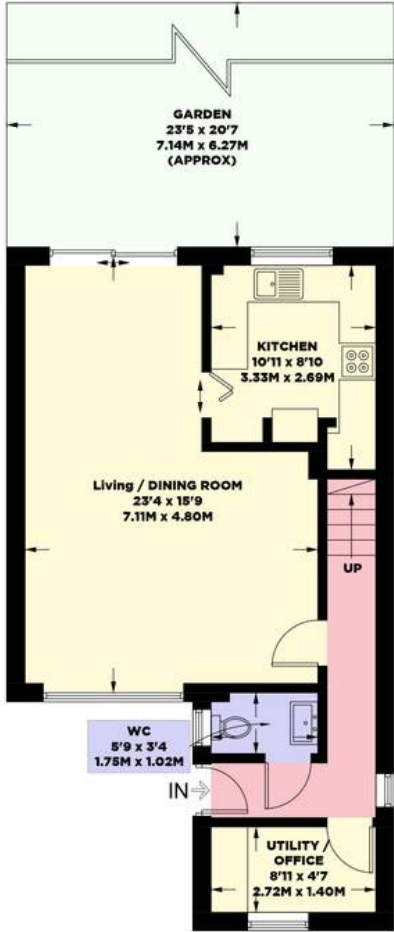


41 STAFFORD WAY

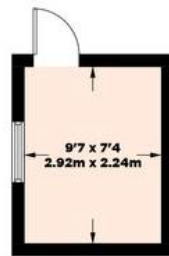
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING GARAGE / OUTBUILDING)
1177 sq ft / 109.4 sq m



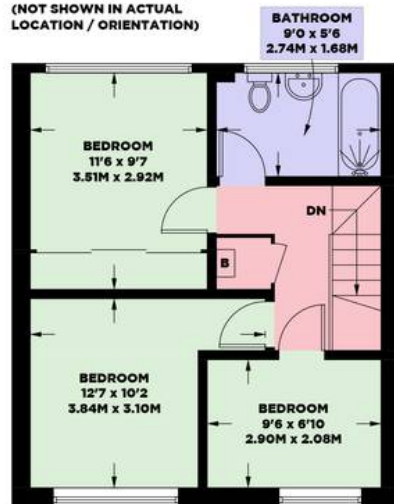
Site Plan



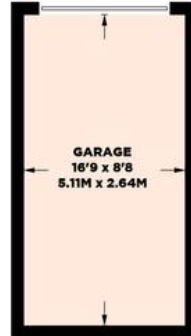
Ground Floor
541 sq Ft / 50.3 sq M



Outbuilding
70 sq Ft / 6.5 sq M
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



First Floor
421 sq Ft / 39.1 sq M



Garage
145 sq Ft / 13.5 sq M
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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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. 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.

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



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 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.