







## 43 Bonny Wood Road

### Hassocks

- Two double bedrooms
- Bright and spacious living room
- Kitchen/diner leading to rear conservatory
- Large garden with mature shrubs and trees
- Garage with additional car port
- Driveway for multiple cars
- In close proximity of Hassocks village and mainline train station
- In need of modernisation
- Vacant possession with no onward chain
- Council tax band: D, Energy Performance Rating: E

**Entrance:** uPVC double glazed front door leads to

**Hallway:** with doors leading to all rooms, carpeted flooring

**Living Room:** a bright spacious room with a large uPVC double glazed window to front elevation, multiple power sockets and TV point, electric fireplace

**Kitchen/breakfast room:** a number of eye and base level white units with laminate wood countertops, part tiled splashbacks, stainless steel sink, freestanding fridge freezer, freestanding washing machine, space for a small dining table and a door leading into:

**Conservatory:** tiled floor, side door to lean to/car port and garage, large windows and door overlooking rear garden and middle door leading into garden.





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**Bedroom 1:** the larger of the two doubles, multiple power sockets, space for freestanding wardrobes and storage, window into conservatory and view of rear garden

**Bedroom 2:** good size double with sliding door, bright room with dual aspect uPVC double glazed windows to front and side elevation, fitted storage cupboards

**Bathroom and split w/c:** comprising of shower over bath, basin, extractor fan and uPVC double glazed frosted window, separate w/c comprising of low level w/c , frosted window and extractor fan.

**Loft:** full height and partially boarded with uPVC window.

*\*excellent scope for conversion/ extension (STPP)*

## FRONT GARDEN

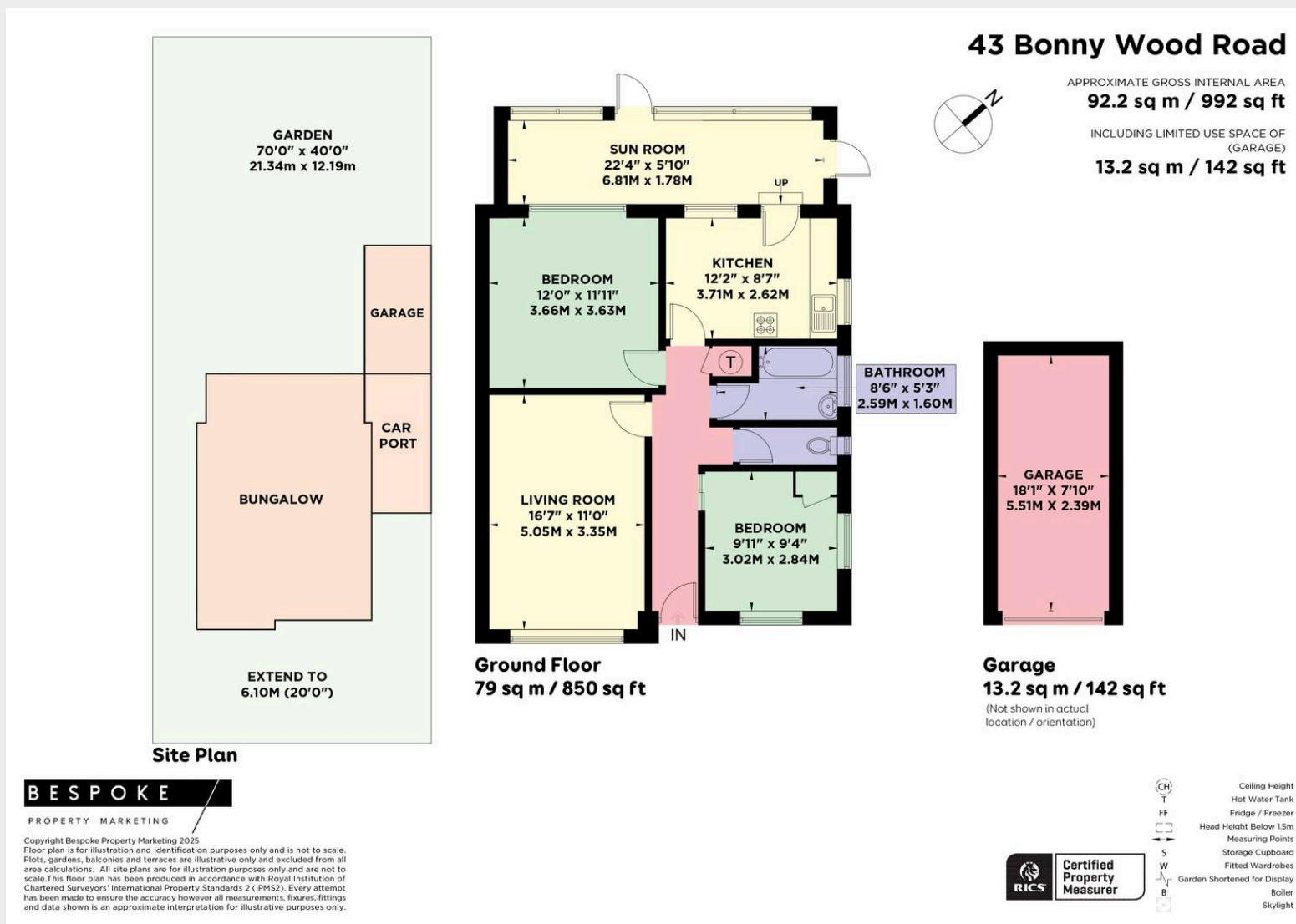
A number of mature shrubs and raised flowerbeds, side access on both sides of the bungalow, driveway for multiple cars and closed in car port , access through lean-to into Garage with power and lighting.

## REAR GARDEN

A sizeable garden with patio area and a number of mature fruit trees including apple, plum and wild cherry with a mature Magnolia tree as well. There is sufficient space for outbuilding or other development such as garden room or annexe. Gate at rear of garden leads to a footpath that leads to the South Downs.







# Mansell McTaggart Hassocks

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