





43 Windmill Avenue

Hassocks

- Semi-detached house with three good size bedrooms
- Newly fitted kitchen and decorated throughout
- Open plan living/dining/kitchen room
- 100' plus South East facing rear garden
- Uninterrupted views to the South Downs National Park
- Excellent extension potential subject to consents
- Gas fired central heating and uPVC double glazed windows and external doors throughout
- Off-road driveway parking for 1-2 cars
- Larger than average corner plot at the end of the cul-de-sac
- Council tax band D – Energy performance rating: D

A uPVC double glazed front door opens into the hall from where the staircases rises to the first floor. There is a built-in coats cupboard, understairs storage recess and a set of glazed double doors open directly into the sitting room. The sitting room has a wide uPVC double glazed window to the front elevation and an arched opening leads into the now open plan kitchen/dining room. A set of uPVC double glazed patio doors open onto the rear garden.



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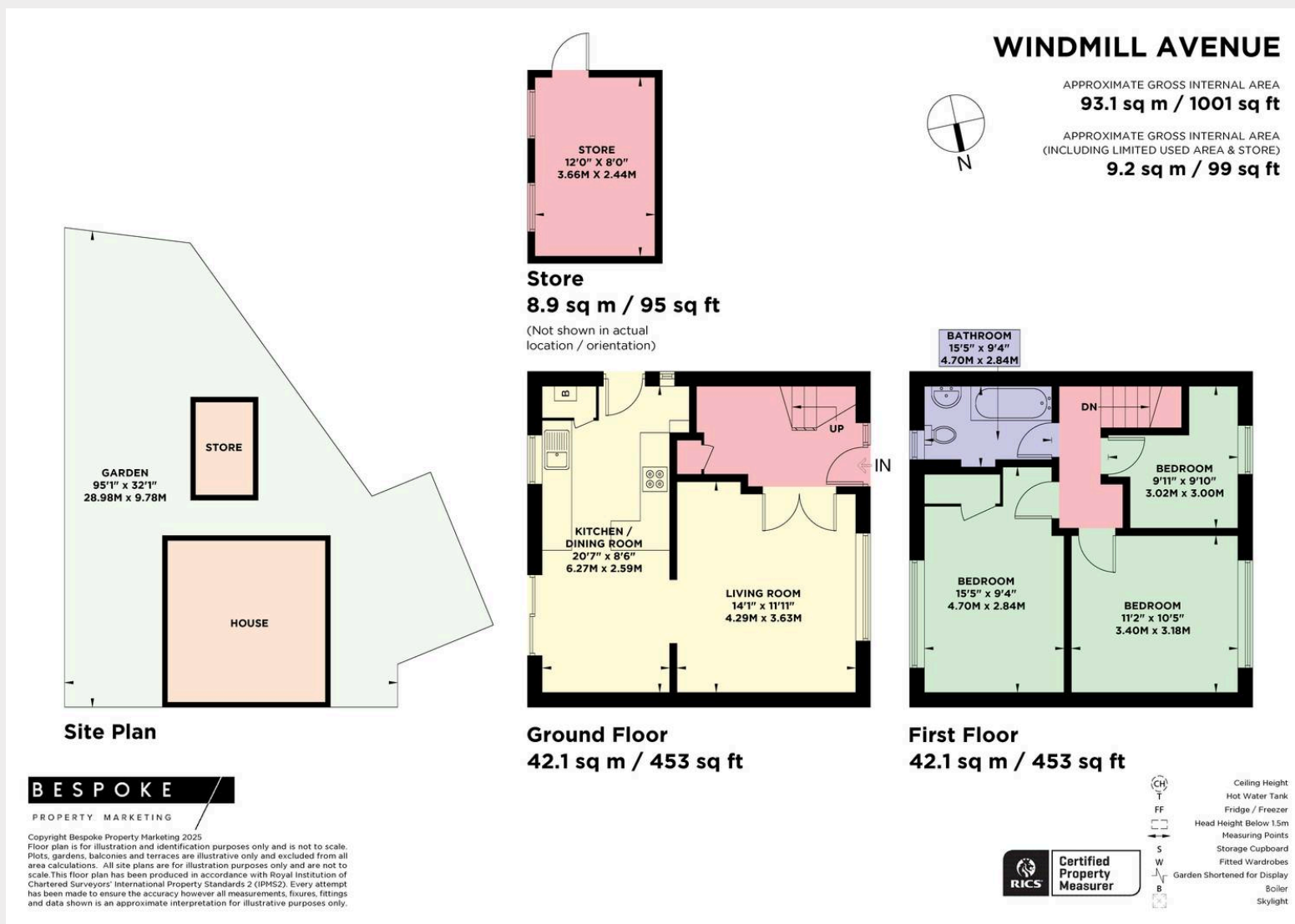
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The kitchen was re-fitted in 2023 featuring a number of eye/base level dark blue units with compact laminate wood countertops, a 'Lamona' electric hob with extractor hood, an integrated 'Lamona' oven, an integrated 'Lamona' dishwasher, an integrated 'Baumatic' washing machine, a recessed butler sink, space for a freestanding fridge/freezer and a built-in cupboard houses the Vaillant gas fired combi boiler. A uPVC double glazed window overlooks the rear garden, and a half uPVC double glazed door gives access to the side. The kitchen/diner has LVT flooring, also done in 2023.

Up the stairs leads to the first floor landing with doors to all rooms and a uPVC double glazed window providing natural light and views of the South Downs, fitted with venetian blinds. Bedroom 1 is a good size double room with a built-in shelved storage cupboard and a uPVC double glazed window taking full advantage of the view. Bedroom 2 is another double room with a uPVC double glazed window to the front elevation. Bedroom 3 is a single room with a uPVC double glazed window to the front. The bathroom is fitted with a white suite comprising power shower over bath, low-level w/c and basin.

Outside the small area of frontage is paved providing parking spaces for 1-2 cars, a side gate leads into the large rear garden which measures in excess of 100'. There is a timber shed and a separate brick-built storage cupboard.





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