





9 Newlands Close

Hassocks

A very well presented, neutrally decorated, detached three double bedroom family home situated in this mature residential road.

The house has a brick arched entrance porch with a Upvc double glazed front door into the hall, the stairs lead up from here to the first floor. On the ground floor there is a re-fitted cloakroom/wc fitted with a white suite, doors from the hall lead to both the kitchen/breakfast room and to the bay fronted separate dining room. The dining room has a wide Upvc double glazed bay window to the front elevation and a door leads through to the triple aspect sitting room, this light and airy room has two signature port hole style secondary glazed windows to the side elevation, a Upvc double glazed window to the front elevation and Upvc double glazed window and door lead out to the rear garden. The spacious kitchen / breakfast room was re-fitted with a Magnet comprehensive range of shaker style units at both eye and base level with solid wood worktops. The Ideal Logic central heating boiler was replaced at the same time as the kitchen and is discreetly concealed behind a panel in the kitchen. A Panadero log burning stove forms the focal point for the room and there are Upvc double glazed windows and two matching doors lead out to the rear garden.



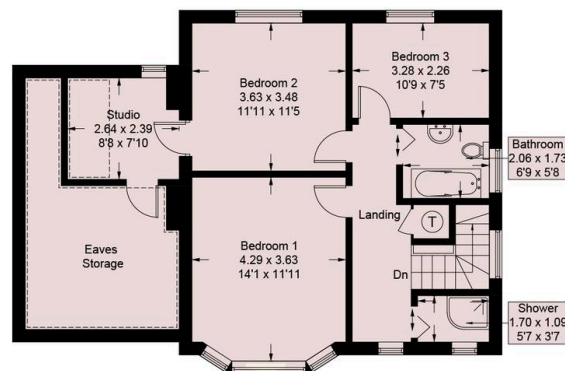
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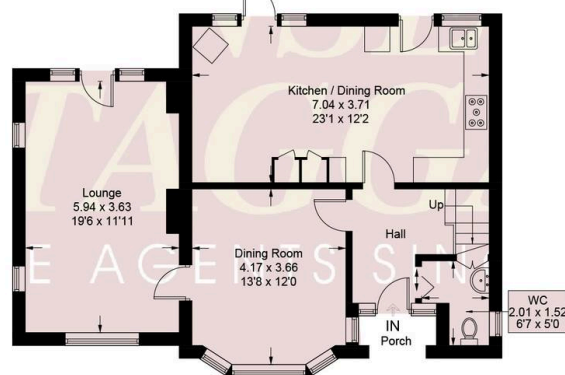
- Well-presented three double bedroom detached house
- Modernised and updated to include a new kitchen, Ideal Logic boiler and bathrooms
- Triple aspect sitting room – separate dining room
- Spacious kitchen/breakfast room with Magnet kitchen and Panadero log burner
- Re-fitted family bathroom with white suite and freestanding bath
- Separate shower room
- Double width driveway – front garden
- 72' wide rear gardens
- Council Tax Band E – Energy performance rating D

On the first floor, the landing has a window out to the front elevation, there is an airing cupboard housing a mega flow hot water cylinder, a hatch with a pull down ladder to the loft space, and doors to all principal rooms. Bedroom 1 is bay fronted with an outlook over roof tops to the South Downs National Park in the distance. Bedroom 2 has an outlook to the rear and a half height door access a small ante room with a window and reduced ceiling height due to skelings, a further door accesses an eaves storage room. Bedroom 3 is a further double room and as bedroom 2 has an outlook over the rear elevation. The family bathroom was re-fitted with a white suite and features a freestanding bath, there is also a separate shower room accessed from the landing and featuring a shower enclosure with both shower head and massaging body jets





First Floor = 62.3 sq m / 670 sq ft
(Excluding Eaves Storage)

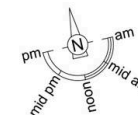


Ground Floor = 77.1 sq m / 830 sq ft

Approximate Gross Internal Area = 137.0 sq m / 1474 sq ft
(Excluding Eaves Storage / Reduced Headroom)
Reduced Headroom = 2.4 sq m / 26 sq ft
Total = 139.4 sq m / 1500 sq ft
Including Limited Use Area (4.5 sq m / 48 sq ft)

= Reduced head height below 1.5m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Mansell McTaggart 2022



Mansell McTaggart Hassocks

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