



## 23 Damian Way, Hassocks, BN6 8BH

In Excess of  
**£600,000**

This extremely well presented three bedroom detached bungalow is situated in a desirable quiet location within walking distance to Hassocks village with access to all local amenities schools and mainline station, the property offers extension potential STNPC as well as stunning views from the rear garden.



**MANSELL  
McTAGGART**  
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# 23 Damian Way

## Hassocks

This beautifully presented bungalow comprises of the following specification, entrance hallway with loft hatch and cloak cupboard, followed by a large bay fronted living room with an open fire and adjacent gas point, master bedroom with fitted wardrobes, two further bedrooms one of which is currently used as a home office and a modern family bathroom, fully tiled with underfloor heating, bath, power shower, large sink and vanity storage unit and low level WC and airing cupboard. The kitchen has room for a table and chairs and has a selection of wall and floor mounted units, four ring gas hob, AEG oven and grill, overhead built in extractor fan, space for a washing machine and fridge, the large extended conservatory has French doors onto the rear garden as well as a built in storage facility and wine rack, a door leads into the garage which has an up and over door with power and lighting and a wall mounted Worcester boiler. Outside the stunning landscaped rear garden has field land views, greenhouse, various raised flower beds, a lawned area and a patio area to the rear with a gate that leads straight on to open land, as well as a useful tool shed and coal bunker. At the front there is a private driveway in front of the garage and more flower beds and a lawned area, The property has gas central heating and UPVC double glazing. Viewing is highly recommended.





# 23 Damian Way

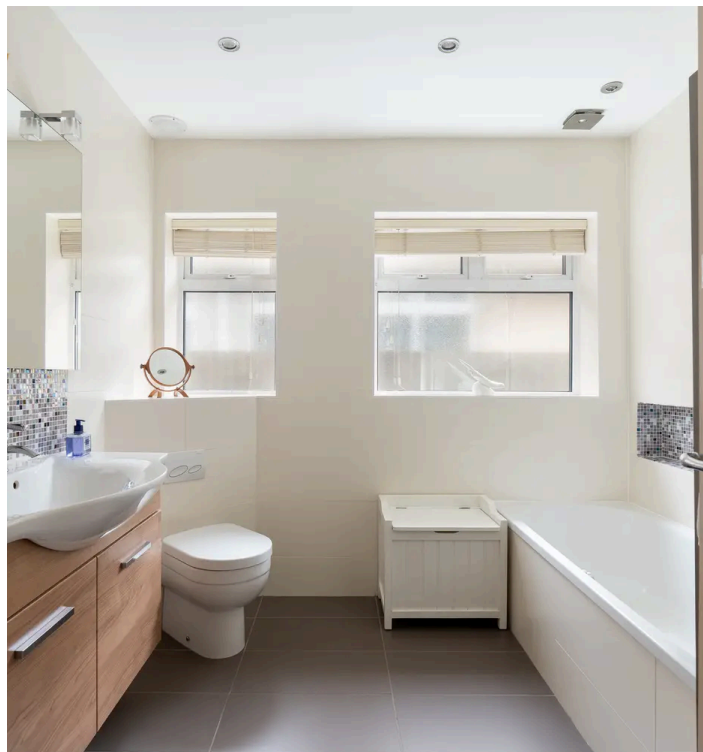
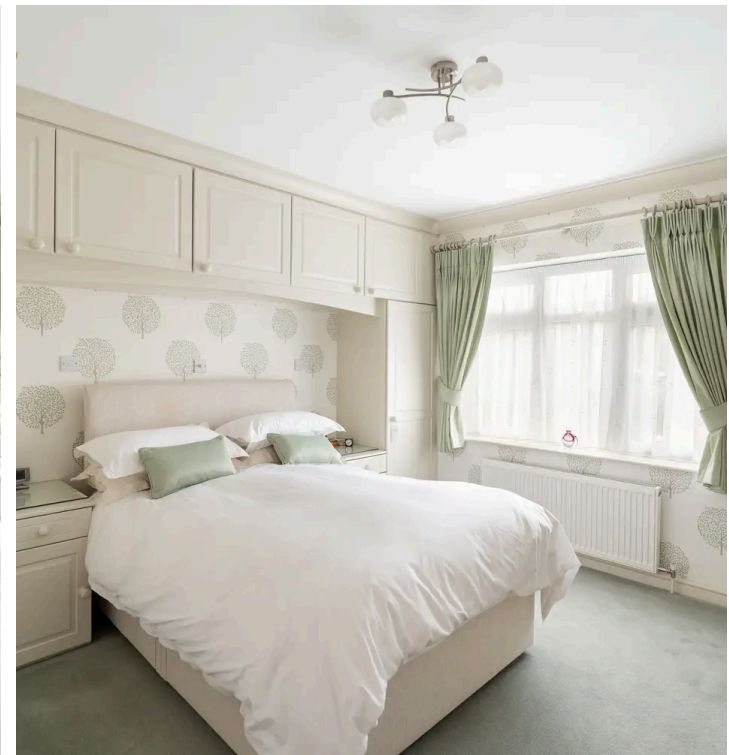
## Hassocks

- Three bedroom detached bungalow
- Well presented
- Extended conservatory
- Landscaped garden with stunning views
- Modern family bathroom
- Own driveway with garage
- Extension potential STNPC
- Desired location
- Gas central heating
- EPC: D Council tax: E

**LOCATION:** Damian Way is situated within a 10 minute walk of Hassocks village centre with its mainline railway station, comprehensive range of shopping facilities, sub post office and excellent primary and secondary schooling, all being within half a mile. 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 provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

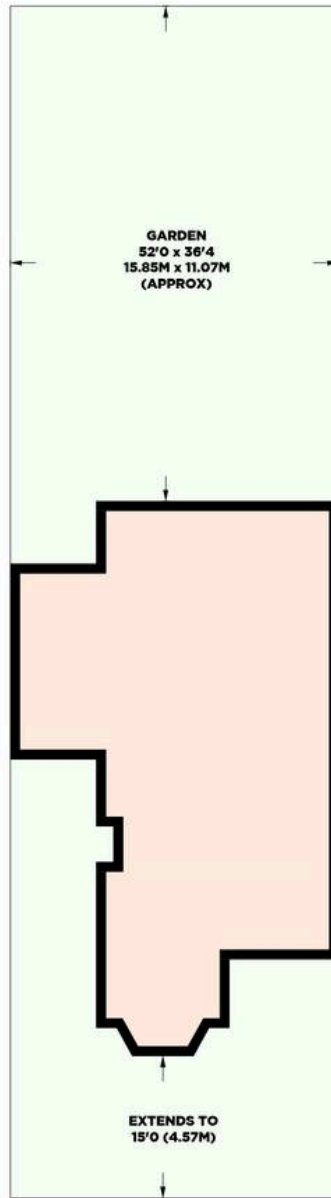
**BY ROAD:** Access to the major surrounding areas and motorway network can be found approximately 3 miles to the South at Pyecombe. Public footpath at the end of the close leading to Ditchling and the South Downs.



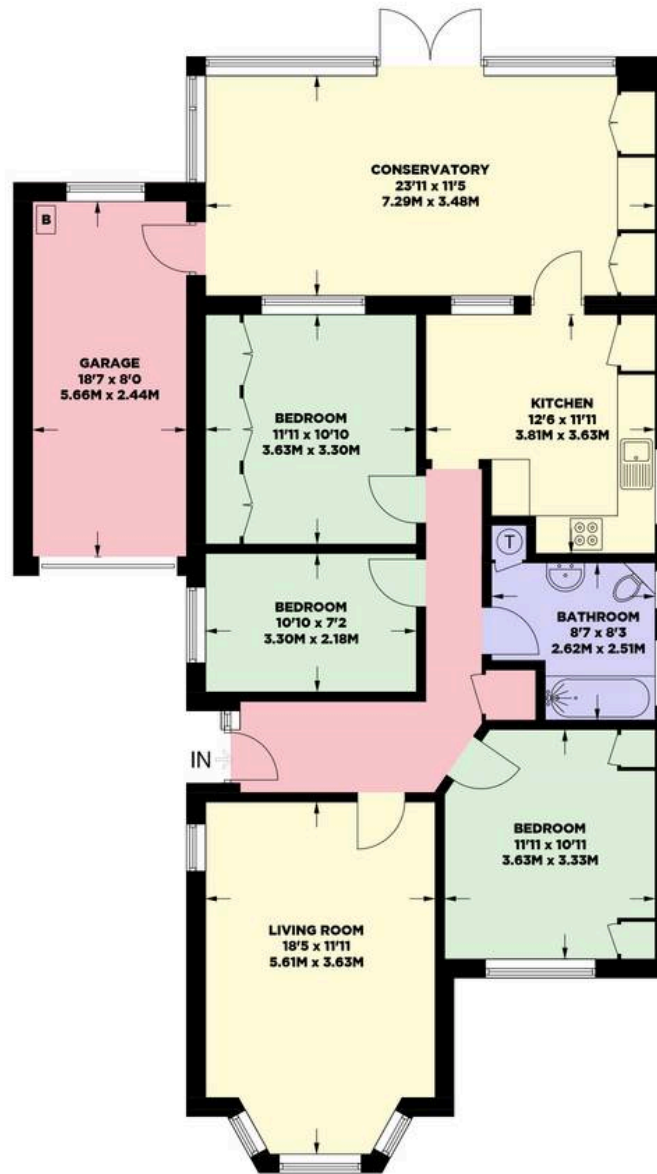
# 23 DAMIAN WAY

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / GARAGE)  
**1182 sq ft / 109.8 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / GARAGE)  
**1358 sq ft / 126.2 sq m**



**Site Plan**



**Ground Floor**



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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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Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display



**Certified  
Property  
Measurer**

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