



**MANSELL
McTAGGART**
— Trusted since 1947 —



22 Newlands Close, Hassocks, BN6 8BQ

Guide Price **£585,000**



22 Newlands Close

An updated and improved two bedroom detached bungalow with an 80' long South facing rear garden, enlarged to the rear with a uPVC double glazed conservatory and considered to offer further scope to extend/loft convert subject to obtaining any necessary consents. Garage and driveway within the rear garden. Offered for sale with vacant possession and no onward chain.

uPVC double glazed window's and front door to:-

Inner Hall: opaque glazed door to:-

Hall: laminate floor, shelved cupboard, hatch to loft (further extension potential STANC). Hive thermostat.

Double Aspect Sitting Room: laminate floor, uPVC double glazed window to front. uPVC double glazed patio door.

Conservatory: of part brick and uPVC double glazed construction under polycarbonate roof, laminate floor, uPVC double glazed door to rear garden.

Council Tax band: D – EPC: D



22 Newlands Close

Hassocks

Re-fitted Kitchen: Grey high gloss wall and base units with chrome door furniture, granite effect worktops and returns, 1 and half basin and drainer stainless steel sink unit , integrated fridge freezer, integrated dishwasher, electric oven with four ring gas hob, glass splashbacks and fitted hood over, laminate flooring, uPVC opaque double glazed window to side, uPVC half double glazed stable style door to rear garden.

Bedroom Two: laminate floor, uPVC double glazed window to rear.

Bay Fronted Bedroom One: laminate floor, uPVC double glazed bay window to front.

Re-fitted Bathroom/WC: White suite, panel enclosed bath with mixer taps and shower attachment, glass shower screen, vanity unit with wash hand basin, low level WC, recess with plumbing for washing machine, cupboard concealing new 'Glo Worm' boiler, tiles, splashbacks, laminate floor, uPVC double glazed window.

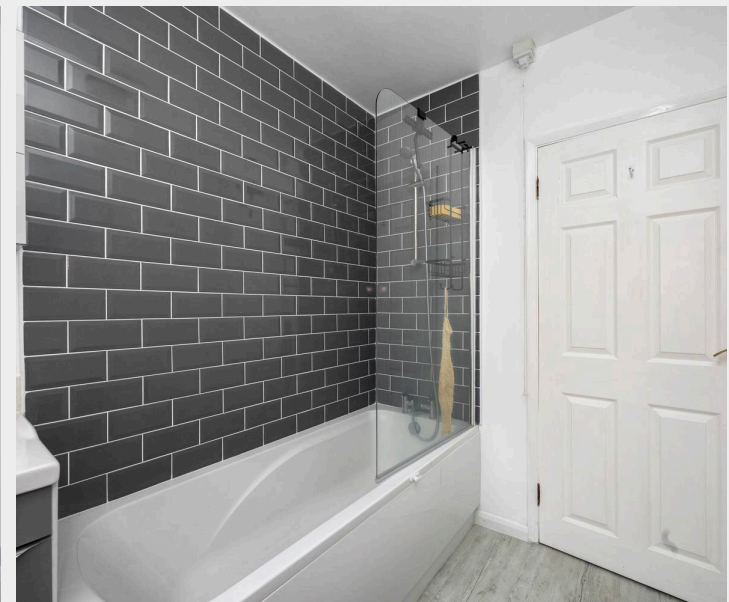
Outside:

Front Garden: lawns, flowers and shrub beds, dwarf wall, pathways.

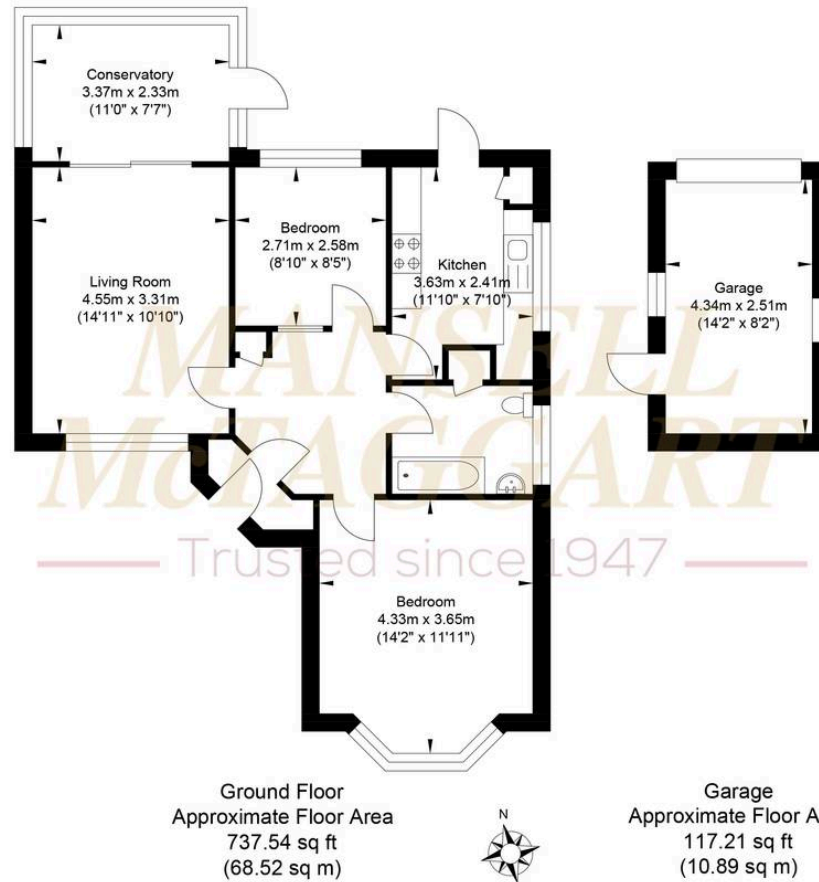
South Facing Rear Garden: 80' patio, lawns, shrubs, specimen trees, Green house, small timber shed, brick paved pathway. Gated side access, rear gates to:-

Driveway: approached via Churchmead, off street parking for one car and access to:-

Garage: up and over, personal door to the side.



Newlands Close



Approximate Gross Internal Area (Excluding Garage) = 68.52 sq m / 737.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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