





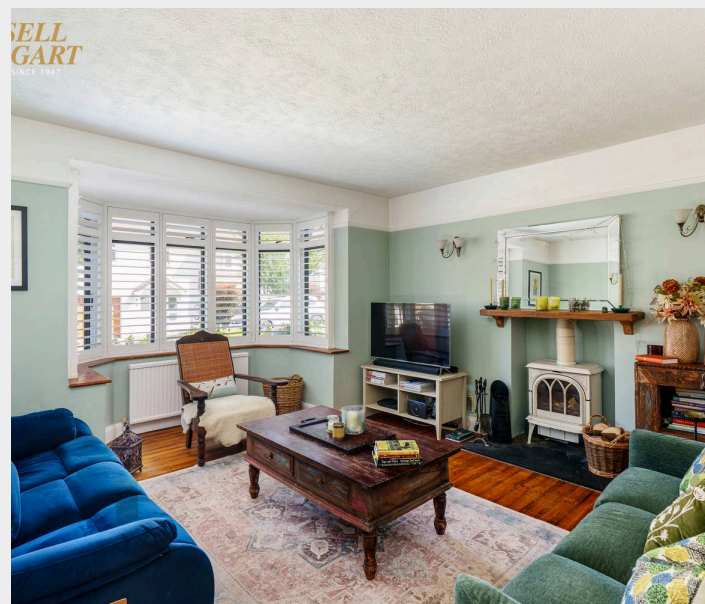


## 41 Chancellors Park

### Hassocks

This extremely well presented 1930's extended four bedroom detached house sits within walking distance to Hassocks mainline station with excellent links to London and Brighton, as well as a short walk to Hassocks village high street shops, cafes, and local schools all being close by. The property has many original features and has been loved and maintained to an exceptionally high standard by the current owners of over 20 years. Internal viewing is highly recommended to appreciate the quality.

The property comprises of the following: an entrance porch leading into a large entrance hallway with original stained glass windows, stripped wood flooring, understairs cupboard space and stairs rising to the first floor. From the hallway you have the fourth bedroom, a living room with a bay fronted window, stripped wood flooring, a duel fuel log burner with a feature fireplace, double doors into the sitting room which can be kept open or closed. The sitting room also has stripped wood flooring with French doors onto the rear garden. A modern extended fitted kitchen diner with a selection of base level units and a Range master. The dining area has further French doors onto the rear garden, and a separate utility area with space for American fridge freezer, washing machine, tumble dryer and dish washer. The utility area has a tastefully refurbished downstairs cloakroom. From the utility a side door leads out to the rear garden.





# 41 Chancellors Park

## Hassocks

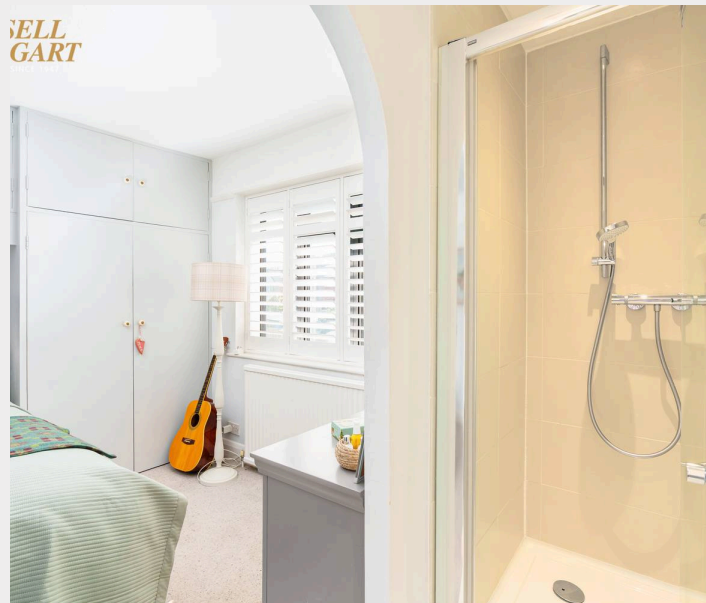
On the first floor the large landing area has a loft hatch which is fully boarded and insulated, and you see a further stained glass window.

The family bathroom and separate WC have also both been tastefully refurbished and both have underfloor heating, the bathroom has its own shower cubicle, a free standing bath, sink and vanity unit.

There are three good size bedrooms, all therm windows fitted in 2021 with thermal break technology.

Outside the house has gated access to both sides and a side patio area behind the garage, which has power and lighting and barn doors to the front, there is also a large storage larder cupboard integral at the side of the house with power and lighting. The west facing rear garden has various side and rear borders, raised beds and a rather charming gravelled patio area ideal for early morning coffee, a gated planted pagoda feature, a lawned area, a weeping beech tree, a shed with power and lighting, and five external power points, the raised decked patio area can be covered by a Markilux remote controlled electric awning.

To the front of the property there is off road parking for two cars and selection of planted borders. Its also worth bearing in mind that the house has cavity wall insulation and is being left with made to measure shutters made from hardwood plantation installed in all bedrooms, bathroom and living room.



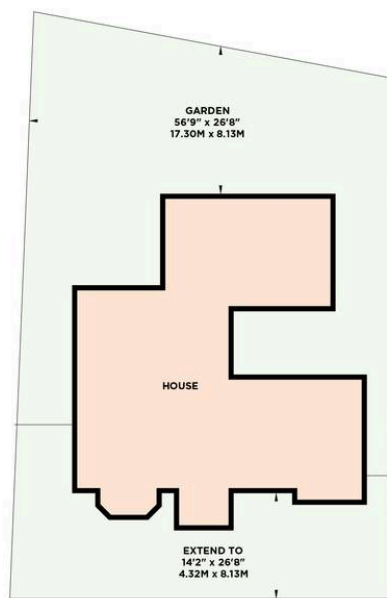
# CHANCELLORS PARK

APPROXIMATE GROSS INTERNAL AREA

**163.1 sq m / 1755 sq ft**

INCLUDING LIMITED USED AREAS OF

**15.1 sq m / 162 sq ft**



Site Plan



Ground Floor  
101.4 sq m / 1091 sq ft

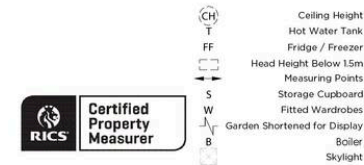


First Floor  
61.7 sq m / 664 sq ft

Garage  
13.0 sq m / 140 sq ft

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## Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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