





12 Ockenden Way

Hassocks,

A two/three bedroom link-detached bungalow in this mature residential road, just set back from the village center, shops and mainline railway station. Extended to the rear with a substantial conservatory and a separate utility room. Offered for sale with early vacant possession and no onward chain. Considered to offer excellent loft conversion potential as has been the case in several neighbouring properties and subject to obtaining the necessary consents.

Porch: uPVC double glazed window to side, uPVC double glazed front door to:-

Hall: airing cupboard, electric meter cupboard, consumer unit, hatch with pull down loft ladder considered suitable to convert as has been the case in neighbouring properties STANC'S

Bay Fronted Sitting Room: stone fire surround and hearth, fitted coal effect gas fire (not tested). uPVC double glazed window to the front.

Double Aspect Dining Room/Bedroom 3: uPVC double glazed window to side, uPVC double glazed patio doors to:-

uPVC double glazed Conservatory: of part brick and uPVC double glazed construction under a pitched polycarbonate roof. Radiator, uPVC double glazed doors to rear garden.



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Re-fitted Double Aspect Kitchen: White high gloss wall and base units, granite effect laminate worktops, 1 and quarter basin stainless steel sink unit, Bosch double oven, four ring hob and concealed extractor hood, integrated under worktop fridge and separate fridge freezer.

Utility Room: part brick and uPVC double glazed construction with wood effect worktops with space and plumbing for washing machine and tumble dryer, White high gloss cupboards, uPVC double glazed door to rear garden.

Bedroom 1: two sets of fitted wardrobes, uPVC double glazed window to side.

Bedroom 2: uPVC double glazed window to front.

Re-fitted Shower Room: White shower enclosure, wash hand basin with cupboards under, tall shelved cupboard, tiled walls, uPVC opaque double glazed window.

Separate WC: White low level WC, half tiled walls, uPVC opaque double glazed window.

Private Drive: provides off street parking and access to:-

Attached Garage: up and over garage door, lighting and power, window and door to rear garden.

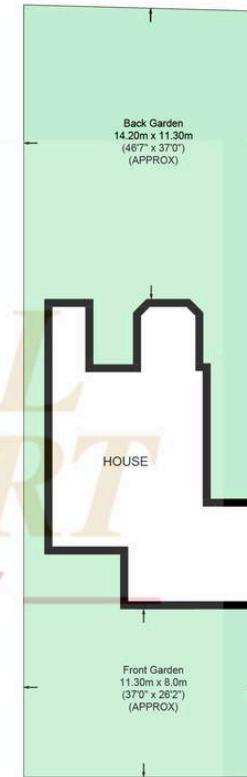
Rear Garden: 50' with Patio, pathways, ornamental pond, lawns, mature plants and shrubs, gated side access.

Front Garden: crazy paved pathways, stocked beds and borders.

Council Tax band: E



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Site Plan
(Not to Scale)

Approximate Gross Internal (Including Garage) Area = 108.51 sq m / 1167.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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