





11 Windmill Avenue

Hassocks

A two double bedroom top floor maisonette with private secluded rear garden, in need of modernisation with the benefit of vacant possession and no onward chain, in close proximity to the local high street of shops, doctors surgery and mainline railway station.

The front door leads into the carpeted hallway with door accessing a downstairs store room with power and lighting and housing the fuse board. Stairs rise to the first floor, carpeted landing, access to all rooms and large storage cupboard.

The living room is a large bright room with two uPVC double glazed windows overlooking the front elevation, with a good number of power sockets.

Bedroom one is a good size double bedroom, it is a bright room due to the dual aspect uPVC double glazed windows, overlooking the front and side elevations.

Bedroom two is another good size double, dual aspect room with uPVC double glazed windows overlooking the rear garden and side elevations, with a wall-mounted Glow Worm combi boiler.

Bathroom is a white suite featuring a panel enclosed bath, with low level w/c, basin, vanity storage, lino flooring, part tiled walls, with uPVC double glazed frosted window for ventilation.



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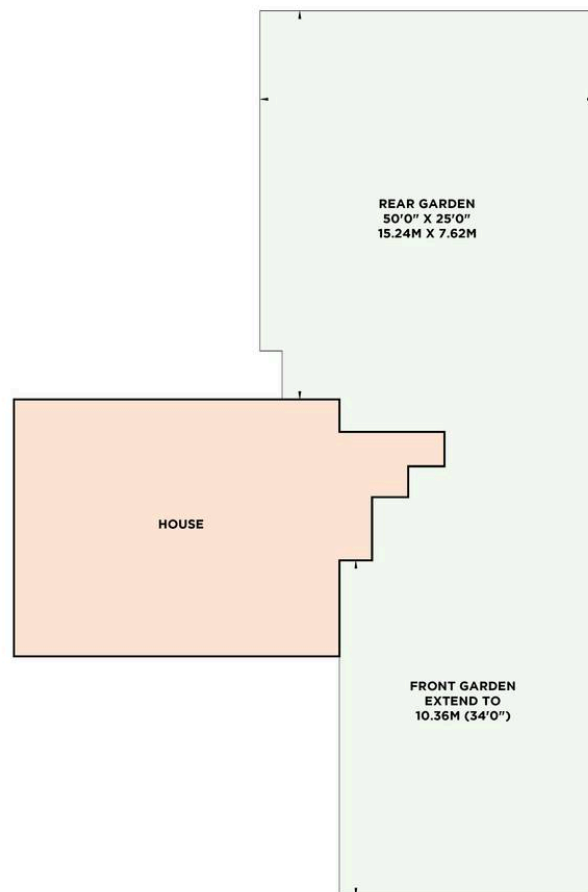
The kitchen features a number of eye & base level units, space for washing machine, freestanding oven/hob/grill, part-tiled splashbacks, stainless steel sink with draining board under window overlooking rear garden and two large larder-style storage cupboards.

Outside, the East facing 50 ft long rear garden is laid mostly to lawn with patio area, a number of flowerbeds with mature shrubs and trees, 8' x 6' storage shed at rear and 6' x 5' greenhouse.

- Two Double bedrooms
- Separate kitchen to living/dining room
- Private entrance
- Secluded private rear garden with mature shrubs and trees
- In need of modernisation
- In close proximity to high street shops, doctors surgery and mainline railway station
- Downstairs store room - access to large loft space
- 88 years remaining on the lease - service charges £188.34 per annum
- Vacant possession with no onward chain
- Council tax band: B - EPC rating: C

*** Agent's note: all windows have been recently serviced with new locks/hinges and come with a 2 year warranty.*





BESPOKE

PROPERTY MARKETING

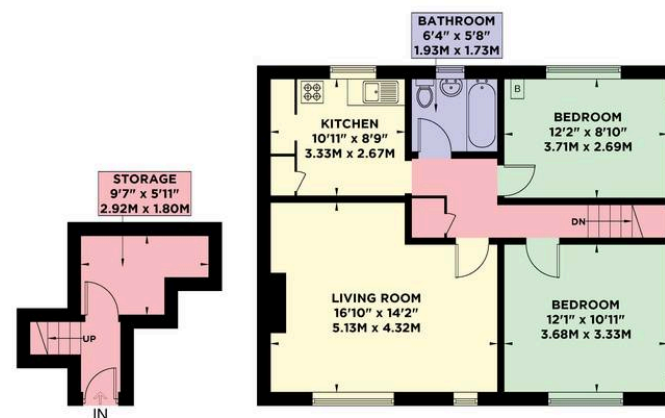
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WINDMILL AVENUE

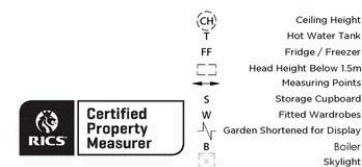
APPROXIMATE GROSS INTERNAL AREA

70.7 sq m / 761 sq ft



Ground Floor
6.8 sq m / 73 sq ft

First Floor
63.9 sq m / 687 sq ft



Mansell McTaggart Hassocks

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