



**MANSELL
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Wilma, Brighton Road, Hassocks, BN6 9LY

Guide Price £700,000 – £750,000



Wilma Brighton Road

Hassocks,

A 4-5 bedroom detached chalet bungalow, modernised and updated throughout with a good sized 75' long West facing rear garden. In out driveway, secondary drive off of Sandy Lane. Optional share in a cooperative for use of a neighbouring field/recreational space. Short walk of village centre, schools for all age groups and main line railway station.

An oak porch provides cover to the uPVC double glazed front door leading into the hallway with doors to all rooms, stairs to the first floor and an understairs cupboard for coats/shoes storage. There are two downstairs bedrooms, the first being a large double bedroom with a uPVC double glazed window to the front fitted with blinds and curtains and offers plenty of space for freestanding furniture. The other downstairs bedroom is also a good size double with a uPVC double glazed window to the rear garden. The downstairs bathroom is a three piece suite with low level w/c, basin, shower over bath and towel radiator. There is a further fifth bedroom/study with uPVC double glazed window to the side, multiple power sockets and BT OpenReach master socket.

The living room is a bright & spacious room with a large uPVC double glazed window with fitted blinds to the front, fitted TV unit with shelves above and a decorative, feature, stone fireplace with wood burner. A door from the living room leads to a lean-to uPVC double glazed sun room.



Wilma Brighton Road

Hassocks,

A door from the hallway leads into the kitchen/dining room passing through a short corridor lined with slatted doors providing larder storage and a space for a washing machine and tumble dryer to be stacked. The kitchen was refitted approximately in 2014 to contain a number of eye and base level cream coloured Shaker style solid Oak units with solid Oak countertops. Both kitchen and dining spaces have a sliding uPVC double glazed door leading to the rear garden.

Up the stairs leads to the first floor landing with doors to two further bedrooms and upstairs shower room. The main bedroom is a dual aspect, bright and spacious rooms with uPVC double glazed Velux window fitted with blackout blind to the front elevation and uPVC double glazed dormer window overlooking the rear garden. Fitted wardrobes have been constructed into the eaves space to improve the storage. The other bedroom on this floor is a good size single bedroom/office space with Velux uPVC double glazed window to the front elevation and fitted cupboard space. The upstairs shower room is a three-piece suite with low level w/c, basin, large walk-in shower cubicle with dual rainfall/detachable shower heads. The eaves space has been fitted with shelves and a towel radiator.

Outside; through one of the sliding doors at the rear of the property leads to the secluded and tastefully designed West facing landscaped rear garden.

- Council tax band: E , Energy performance rating: D





Ground Floor
Approximate Floor Area
1056.15 sq ft
(98.12 sq m)

First Floor
Approximate Floor Area
392.12 sq ft
(36.43 sq m)

Outbuilding
Approximate Floor Area
116.25 sq ft
(10.80 sq m)

Outbuilding
Approximate Floor Area
85.25 sq ft
(7.92 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 134.55 sq m / 1448.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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