



16 Lagwood Close  
HASSOCKS | WEST SUSSEX | BN6 8HZ

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# Situation

A renovated, extended and contemporary styled chalet bungalow with spacious and versatile accommodation set in an enviable position within a short walk of the mainline train station

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

This stylishly presented home has been comprehensively extended, redesigned and updated by the current owners, including a thoughtfully executed loft extension that enhances both space and versatility. A generous entrance hallway sets the tone featuring engineered oak flooring that flows seamlessly into the light reception rooms. The ground floor offers two well proportioned reception rooms currently arranged as a sitting room and an office with the latter giving the flexibility to be used as a bedroom serviced by the modern ground floor shower room. The striking open-plan kitchen/dining/family room resides at the rear of the property with bi-fold doors opening directly onto the south facing rear garden. The contemporary fitted kitchen comprises a selection of modern wall and base units and provides space for a range of appliances. A useful utility room with space for a washing machine and additional storage completes the ground floor. To the first floor are three double bedrooms and a sleek family bathroom featuring a focal curved freestanding bath. The landscaped south facing rear garden is a particular highlight with a porcelain patio adjoining the bi-fold doors leading to a lawned garden and raised decked seating area interspersed with established planted borders. The driveway to the front of the property provides ample off street parking.



# Kitchen

- » Modern wall and base units
- » Inset large sink and drainer
- » Space for gas range cooker
- » Extractor fan over
- » Tiled splash backs
- » Inset 'Lamona' dishwasher
- » Space for fridge freezer



# Bathrooms

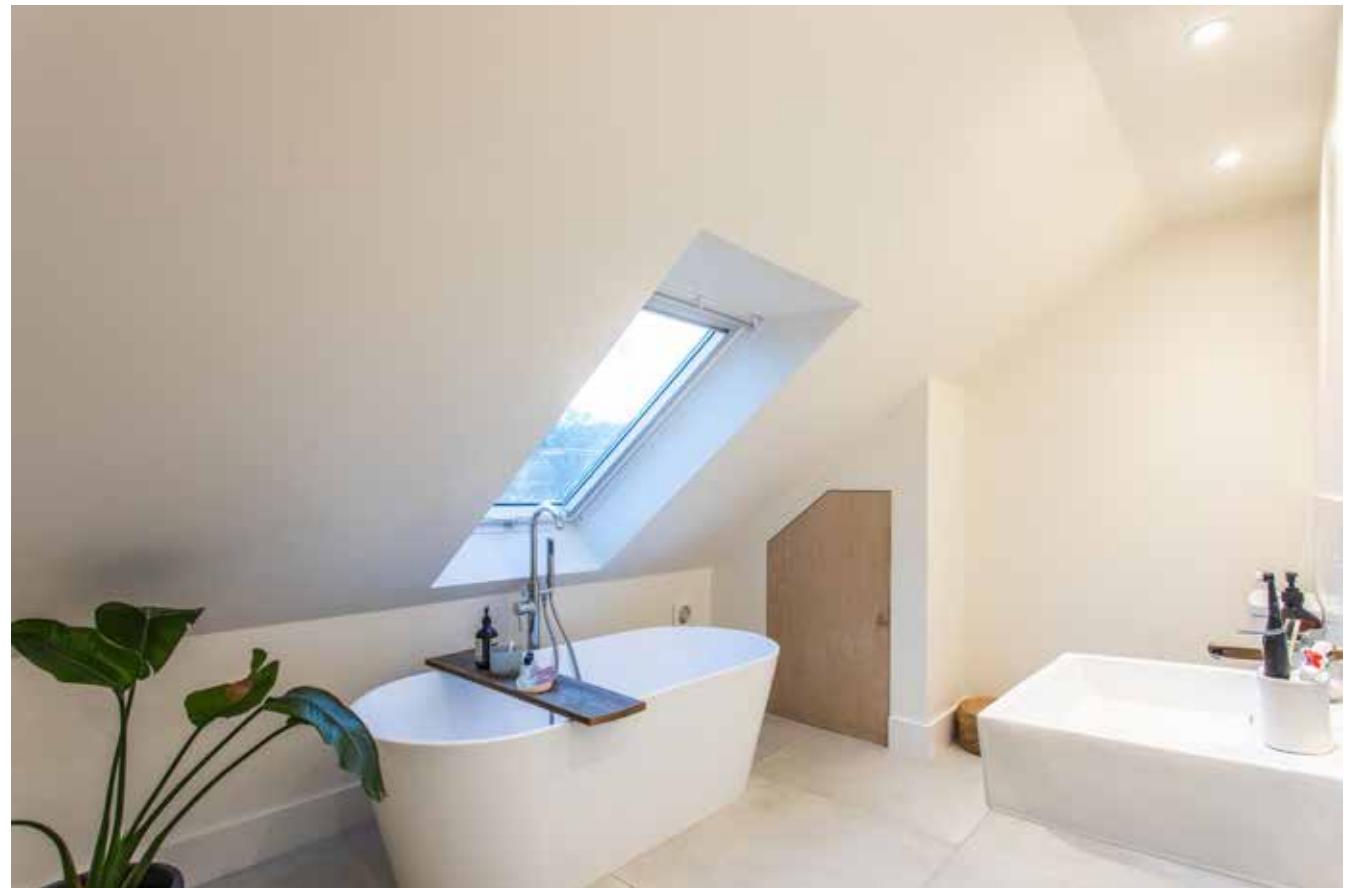
## Bathroom

- » Free standing bath
- » Floor mounted taps with hand shower attachment
- » Low level w.c. suite
- » Wash hand basin



## Ground Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Tiled floor



# Specification

- » Gas fired 'Glow Worm' boiler located in the first floor bathroom
- » New insulated roof with new tiles and new membrane (Approx. 3 years warranty left)
- » New heating system (Approx. 2 year manufacturer warranty left)
- » New foul drainage system (old pipes fully replaced)
- » Full re-wire
- » Bespoke joinery to bedrooms and hallway
- » Plans for garage extension drawn (subject to planning)
- » New kitchen installed
- » New front door, bi-fold doors and windows throughout
- » Rear landscaped south facing garden
- » Driveway with ample off street parking



# External

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The property is approached over a paved porcelain pathway to the front door flanked on either side by lawn. To one side a sizable driveway provides off street parking for several cars. Side access to the rear garden is via a timber gate where a sizable porcelain paved patio adjoins the rear of the property to a central lawn. The lawn is bordered by well stocked shrub and plants and there is the benefit of a raised terrace to one side.





## Transport Links

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 8.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.8 miles
Brighton	approx. 8.4 miles
Gatwick Airport	approx. 21.4 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Lagwood Close, Hassocks, BN6 8HZ

Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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