





28 Woodland Road

Hassocks,

This four bedroom Victorian family home offers both charm and character, with many period features including original cornices and high ceilings situated within easy walking distance to Hassocks village with access to all local amenities and Hassocks mainline station with links into London and Brighton as well all the local schools, the property is well presented throughout and benefits from being sold with no ongoing chain. Internal viewing comes highly recommended.

On arrival, the porch leads into an internal hallway with stairs leading to first floor and stairs down to the kitchen dining room. Further rooms on the ground floor include a living room with bay fronted window and period feature fireplace, a second reception room also with a period feature fireplace, a fitted kitchen with a selection of eye level and base storage units, a further cupboard housing the Glow worm boiler and space for various household appliances including a range oven, dishwasher, fridge freezer and washing machine and tumble dryer. The side door and French doors give access to the rear garden.

On the first floor the landing has access to loft hatch and a twin storage integral cupboard. Rooms include a separate WC with wash hand basin, three good size bedrooms with the master having a bay fronted window, a family bathroom Victorian bathroom suite, with wash hand basin, roll top bath, tiled throughout.

- Four bedroom Victorian semi detached house
- Extended
- Period features



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On the second floor there is a further shower room with its own walk in shower cubicle, wash hand basin and WC, and a fourth bedroom.

Outside the rear garden has gated side access, a large patio seating area, lawned area with various planted borders and shed storage. The front has off road parking and also a planted border.

- Four bedroom Victorian semi detached house
- Extended
- Period features
- Well presented
- Off road parking
- Central village location
- Three floored accommodation
- No ongoing chain
- Family bathroom and separate shower room
- EPC: TBC Council tax: D



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Woodsland Road

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING CELLAR)
156.3 sq m / 1682 sq ft



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PROPERTY MARKETING

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 Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

RICS Certified Property Measurer

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display
- B Boiler
- Skylight

Mansell McTaggart Hassocks

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