



**MANSELL  
McTAGGART**  
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**22 Shepherds Walk, Hassocks, BN6 8EA**  
**£410,000**



## 22 Shepherds Walk

Hassocks,

A well-presented three bedroom terraced house located in a quiet residential close in close proximity of Hassocks mainline train station with fully enclosed rear garden containing timber office room.

### Front

A mature front garden with a number of mature shrubs, trees, lawn and hardstanding. Pathway leads to the door for the porch with internal space for coats, shoes and storage with internal door leading into;

### Hallway

Carpeted hallway with doors to both rooms, stairs to first floor and understairs cupboard for useful storage.

### Kitchen

A number of eye and base level white gloss units with granite-effect laminate wood countertops, integrated chest-high Hotpoint oven/grill, 4 ring gas hob with extractor hood overhead, stainless steel sink with draining board, with space for a fridge/freezer, space and plumbing for washine machine and tumble dryer. uPVC double glazed window and single door into rear garden.

### Living/dining room

Laminate wood flooring, bright dual aspect room with large uPVC double glazed window to front and uPVC sliding door to rear garden. Space for distinct living and dining areas.



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Hassocks,

Carpeted stairs lead to the carpeted first floor landing with doors to all rooms and a cupboard concealing a Glow Worm combi boiler and loft hatch.

**Bedroom one:** A carpeted good size double bedroom with single fitted cupboard with hanging rail and shelving, space for bed and freestanding furniture, large uPVC double glazed window to front.

**Bedroom two:** Another carpeted good size double bedroom, similar to bedroom one with a single fitted cupboard for storage and large uPVC double glazed window over rear garden.

**Bedroom three:** A carpeted single bedroom with uPVC double glazed window to front, which could be used as an office room.

### Bathroom

Fully tiled walls & flooring, low level w/c, basin with vanity storage underneath, bath with shower screen, rainfall shower head and detachable shower head, heated towel rail, extractor fan and frosted uPVC double glazed window for ventilation.

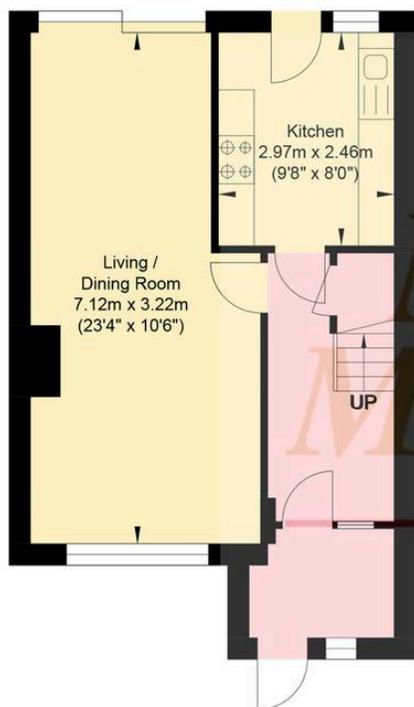
### Rear garden

Doors from rear of house lead to patio area for outside seating and dining, there is an area of lawn and a timber shed (10' x 8' approx) which has power, lighting and a wired internet connection.

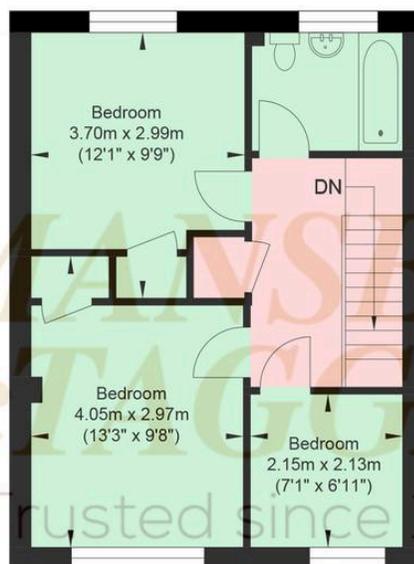
**Garage:** Garage in block when you come out of house and turn left. Block has four garages and this one is second from right with White door.



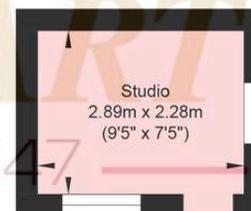
## Shepherds Walk



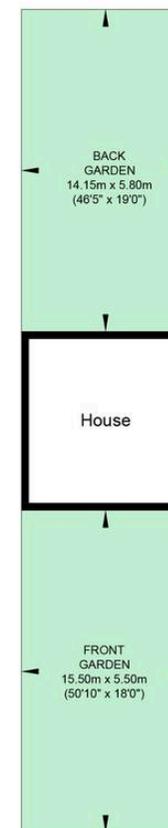
Ground Floor  
Approximate Floor Area  
418.71 sq ft  
(38.90 sq m)



First Floor  
Approximate Floor Area  
401.27 sq ft  
(37.28 sq m)



Outbuilding Floor  
Approximate Floor Area  
70.93 sq ft  
(6.59 sq m)



Site Plan

Approximate Gross Internal Area (Including Garage) = 76.18 sq m / 819.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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