



**MANSELL  
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**3 Fir Tree Way, Hassocks, BN6 8BT**  
**£650,000**



## 3 Fir Tree Way

Hassocks,

This well presented three bedroom detached house is situated within close proximity to Adastral Park, and within easy access to Hassocks village offering various local amenities, local schools and Hassocks mainline station with its links to both London and Brighton.

The entrance porch leads in to the inner hallway with a staircase rising to the first floor, leading from the inner hallway there is a downstairs WC, utility room with space for a washing machine and fridge freezer. The utility also has useful built in storage and a door leading out to the side of the house. There is an open plan lounge/dining room with an open fire place creating a focal point in the room and French doors onto the rear garden. The modern fitted kitchen has a selection of eye level and base units, breakfast bar seating area, a corner larder space, appliances including integrated dishwasher, oven and grill, four ring gas hob with extractor fan and a door leading to the south facing rear garden.

The first floor has a landing with loft access (fully boarded attic space) and a built in cupboard housing the 'ideal' combi boiler. There are three good size bedrooms all with built in storage cupboards, a family bathroom with WC, wash hand basin and vanity storage unit, panelled bath with overhead shower attachment.



## 3 Fir Tree Way

Hassocks,

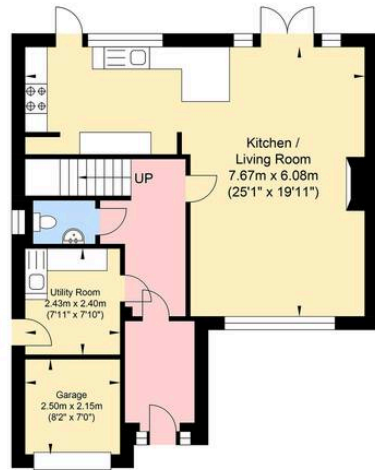
Outside the south facing rear garden has a large patio seating area with pergola, gated access to both sides of the property, lawn, various planted borders including rhododendron bushes, also an insulated out building with both power and lighting. The house also has solar panels which bring in an income via the national grid. At the front there is off road parking for two cars and a storage area with up and over garage door also with power and lighting, and a lawned area with planted border.

- Three bedroom detached house
- South facing rear garden
- Well presented
- Open planned living/dining
- Outbuilding
- Separate utility room
- Downstairs WC
- Modern fitted kitchen
- Quiet location
- EPC: C Council Tax: D

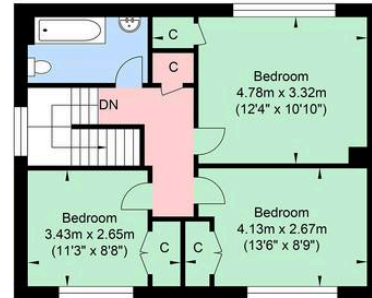


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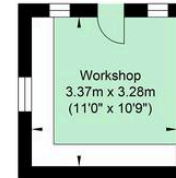
## Fir Tree Way



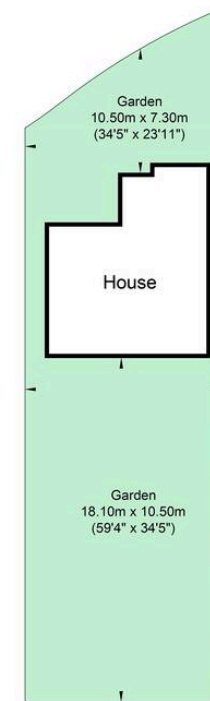
Ground Floor  
Approximate Floor Area  
620.97 sq ft  
(57.69 sq m)



First Floor  
Approximate Floor Area  
501.92 sq ft  
(46.63 sq m)



Outbuilding  
Approximate Floor Area  
118.94 sq ft  
(11.05 sq m)



Site Plan  
(Not To Scale)

Approximate Gross Internal Area (Excluding Outbuilding) = 104.32 sq m / 1122.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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