



**MANSELL
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31 Lodge Lane, Hassocks, BN6 8JL
£550,000



31 Lodge Lane

Hassocks

A three double bedroom detached chalet style property with ample parking, detached garage and offered for sale with the benefit of early vacant possession and no onward chain. Conveniently situated for local shops, schooling for all age groups and within half a mile of Hassocks main line railway station. Further benefits include re-fitted kitchen and replacement white sanitary ware throughout, a replacement central heating boiler in 2023, double glazed windows and external doors.

Wide low steps, opaque double glazed front door into:

Entrance Hall: fitted carpet, radiator, telephone point, understairs storage cupboard housing electricity meter and central heating thermostat. Doors leading to all downstairs rooms. Staircase to first floor.

Kitchen/Breakfast Room: Double aspect kitchen/breakfast room fitted with a white high gloss range of units at both eye and base level, including stainless steel single drainer sink unit with taps alongside wood effect work surfaces with ample cupboards and drawers under, matching wall cupboards, vinyl floor covering, uPVC double glazed windows overlooking the front of the property and opaque glazed door to the side. Cupboard housing gas meter and stop cock.

Ground Floor Bedroom or Dining Room: fitted carpet, radiator, uPVC windows overlooking rear garden.



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Dual Aspect Sitting Room: lovely bright and spacious dual aspect room.

Family Bathroom: white suite comprising low level WC, pedestal hand wash basin with tiled splashback, P shaped bath with shower over.

Bedroom 1: bright and spacious room with scope to create upstairs bathroom or en-suite. Fitted carpet, radiator, two double wardrobe cupboards, further double cupboard housing 'Vaillant' boiler.

Bedroom 2: light and airy room, fitted carpet, radiator, four double built-in wardrobes, uPVC window to the front. 'Velux' window to rear.

WC: white low level WC, hand wash basin, uPVC high level window to rear, vinyl floor.

Driveway: (resurfaced in 2005 by Sussex Driveways) tarmac with parking for several cars, leading to car port and garage.

Front Garden: area of lawn (the first 6' at the front owned by MSDC), outside tap.

Garage: plasterboard and fibreglass insulation. Up and over door, power and light, wide personal door to side. Car port: for one car.

Wrought iron gate to: East Facing Rear Garden: attractively laid mainly to lawn with flower beds and shrubs surrounding. Two timber sheds. Outside security light, water butt.

Council Tax band: E – Energy Performance: D



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Approximate Gross Internal Area (Excluding Garage) = 111.23 sq m / 1197.27 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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