



**MANSELL
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41 Stonepound Road, Hassocks, BN6 8PP
£500,000



41 Stonepound Road

Hassocks

A three/four bedroom semi-detached house with driveway parking, 50ft west facing rear garden nearby to Hassocks mainline train station.

Front: Garden laid to lawn with borders of mature shrubs and trees, driveway parking for one car, brick path leading to uPVC double glazed front door into;-

Hallway: Most of downstairs is laid with engineered rustic oak flooring. Doors lead to all rooms, stairs to the first floor and two understairs cupboards for storage.

Kitchen: A number of eye and base level blue/grey units with smoky quartz-effect laminate wood countertops featuring a number of appliances including an integrated Smeg oven, AEG 4-ring gas hob with Neff extractor hood overhead, 1 ½ bowl stainless steel sink with draining board, tiled splashbacks and uPVC double glazed window to rear. There is space and plumbing for a freestanding dishwasher and washing machine. A door then leads into the **utility/pantry room** laid with linoleum flooring, there is space for an American-style fridge freezer and additional freestanding storage units, a cupboard conceals the Glow Worm boiler (installed in 2016) and uPVC double glazed patio doors lead into the rear garden.

Council tax band: C – Energy performance rating: C



41 Stonepound Road

Hassocks

Living/Dining room: A spacious and bright dual aspect room with uPVC double glazed bay window to front, fitted with venetian blinds, and uPVC double glazed sliding door at rear leading into the rear garden.

Reception room/bedroom four: Laid with carpet, uPVC double glazed window to front with fitted venetian blinds, spacious room currently used as a home office.

Bedroom one: A good size double bedroom, carpeted, with fitted wardrobes, space for a bed and additional freestanding storage with a large uPVC double glazed window to front.

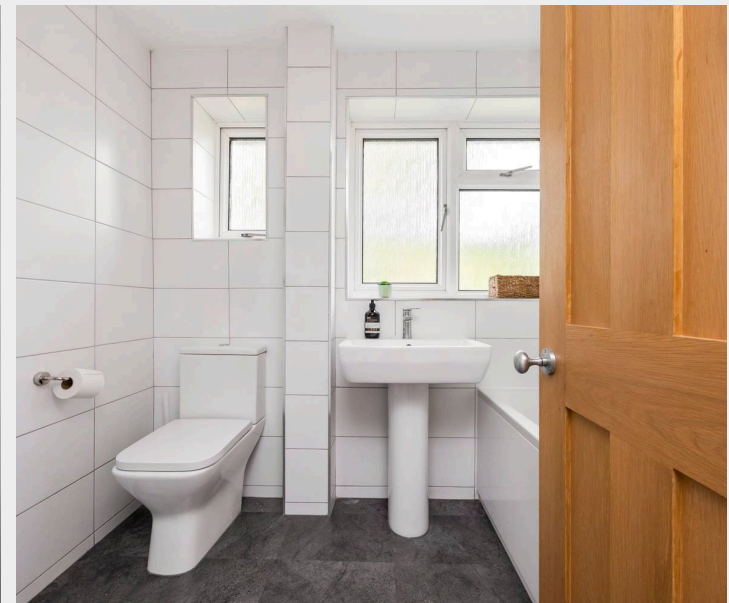
Bedroom two: Another good size double bedroom, carpeted, also with fitted wardrobes and space for a bed and additional freestanding storage with a large uPVC double glazed window to the rear garden with fitted roller blind.

Bedroom three: A carpeted, single bedroom with uPVC double glazed window to front, great for use as an office room or a nursery.

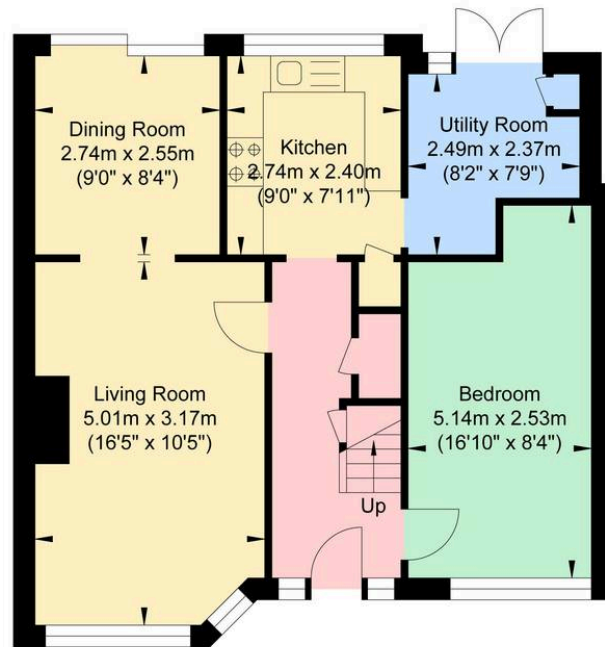
Bathroom: Laid with LVT flooring, a low level w/c, basin, shower over bath, fully tiled walls, mirrored vanity unit, towel radiator, two uPVC double glazed frosted windows and extractor fan for ventilation.

Outside: Rear garden

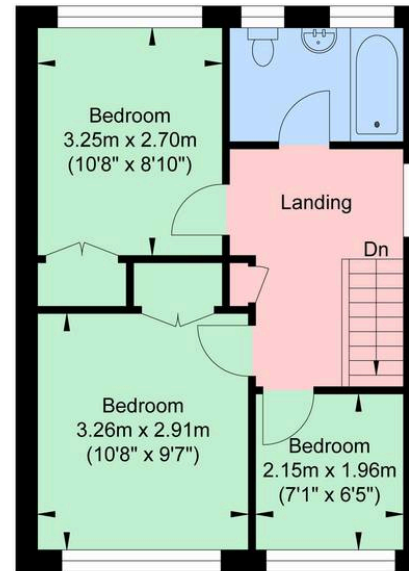
Steps from both exits at the rear lead into the garden comprising of a raised patio for outside seating and dining, area of lawn with borders of mature shrubs and trees and a large shed at the rear for outside storage.



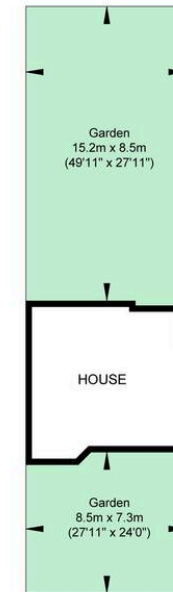
Stonepound Road



Ground Floor
Approximate Floor Area
617.84 sq ft
(57.40 sq m)



First Floor
Approximate Floor Area
393.96 sq ft
(36.60 sq m)



Site Plan
(Not To Scale)



Approximate Gross Internal Area = 94.0 sq m / 1011.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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