





4 The Willows

Hassocks,

A well presented updated and improved 3 double bedroom terraced town house arranged over three floors, conveniently situated close to the main line railway station within a small private crescent.

Entrance Porch: EV charging point, Upvc double glazed front door to: **Hall:** Stairs to first floor, door to:

Open Plan Kitchen/Dining/Utility Room

Utility: Upvc double glazed window to front with fitted shutters, wood floor, white high gloss kitchen cupboards, space for washing machine and tumble dryer, understairs recess. Cupboard concealing electric meters and consumer unit.

Kitchen/Dining Room: Two tone units at eye and base with Silestone worktops, sink unit, concealed 'Miele' dishwasher, 'Bosch' double oven, 'AEG' gas hob, filter hood, integrated fridge and freezer. Wire rack pull out larder, door to cloakroom, space for dining table and chairs, window's and double doors to rear garden. Tiled floor.

Cloakroom/WC: White suite, low level WC, wash hand basin, tiled floor.

First Floor

Landing: Doors to bedroom two & sitting room.

Bedroom Two: Upvc double glazed window to rear with fitted shutters.

Sitting Room: Laminate wood flooring, Upvc double glazed window to front, staircase rises to:

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2nd Floor

Landing: Vaulted ceiling, loft access, doors to all 2nd floor rooms.

Bedroom One: Built in wardrobes, wide Upvc double glazed window's to front with fitted window blinds.

Bedroom Three: Built in storage/wardrobe cupboard, Upvc double glazed window to rear with fitted shutters.

Bathroom/WC: White suite, bath with 'Roper Rhodes' twin headed shower over, bathroom furniture with integrated WC & wash hand basin, vanity cupboard and lighting vanity mirror, combi boiler, vaulted ceiling with high level Upvc double glazed window.

Outside:

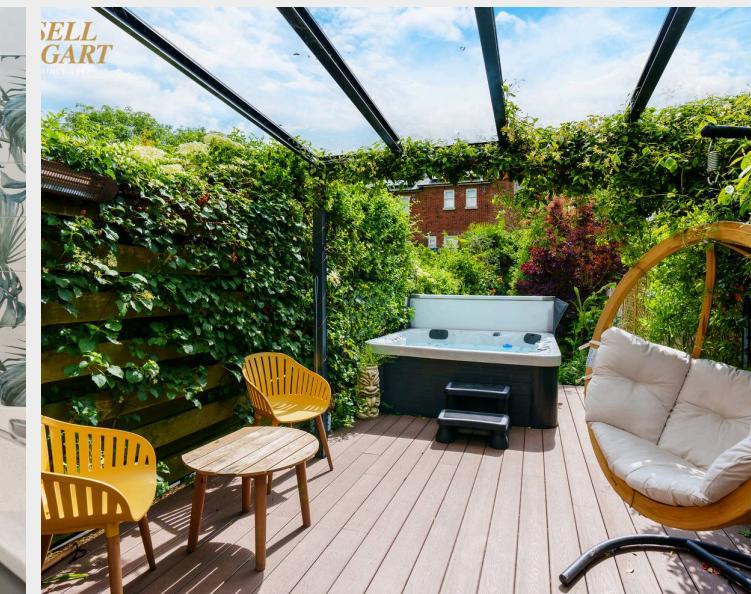
Front: Brick paved path to front door.

Drive: Provides off street parking for 1 car. Further residents only parking.

Rear Garden: Composite decked terrace, with glazed canopy over and fitted hot tub. Paved walkway/path with stocked beds and borders leading to a timber garden shed.

Agents note purchase of the freehold includes 1/9th ownership of the communal gardens and pond at the entrance of the cul-de-sac. There is a small estate charge of £200pa to cover maintenance of this area.

Council Tax band: D



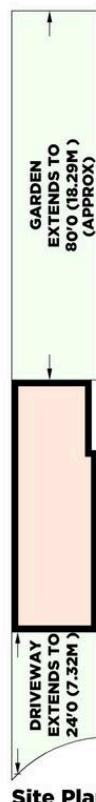
4 THE WILLOWS

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

1193 sq ft / 110.9 sq m

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(INCLUDING LIMITED USED AREAS)

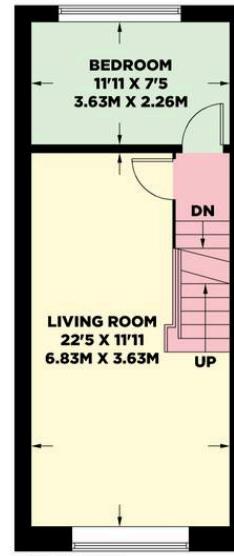
1203 sq ft / 111.8 sq m



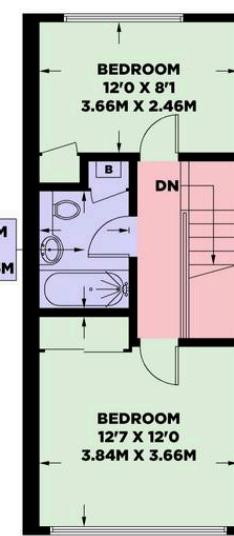
Site Plan



Ground Floor
467 sq Ft / 43.4 sq M



First Floor
372 sq Ft / 34.6 sq M



Second Floor
364 sq Ft / 33.8 sq M

CH	Ceiling Height
T	Hot Water Tank
FF	Fridge / Freezer
DN	Head Height Below 15m
IN	Measuring Points
UP	Storage Cupboard
S	Fitted Wardrobes
W	Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, boundaries and terraces are illustrated only as an indication of area
and cannot be relied upon for planning purposes and should not be relied on.
This floor plan has been produced in accordance with Royal Institution of Chartered
Surveyors' International Property Standards 2 (IPMS2). 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.

Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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