



**MANSELL
McTAGGART**
Trusted since 1947
FOR SALE
01273 843377
mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947



2 Highlands Close, Hassocks, BN6 8LD
£450,000



2 Highlands Close

Hassocks,

A three double bedroom detached bungalow requiring some updating/modernisation, tucked away in this quiet residential close. Considered to offer superb extension potential as has been the case in several neighbouring properties, subject to obtaining any necessary consents. Benefits include, a long private driveway leading to a detached brick built single garage. uPVC double glazed front door into **Entrance Porch**. uPVC double glazed window to side, further uPVC double glazed front door to:-

Hall: built in airing cupboard, hatch with pull down ladder to loft considered to offer superb extension potential subject to obtaining any necessary consents.

Kitchen: dated range of pine fronted units at eye and base level, one bowl, one drainer stainless steel sink unit, space for washing machine, cooker space, recess for fridge freezer, larder cupboard housing 'Ideal' boiler, uPVC double glazed window and door to side.

Double Aspect Sitting Room: stone built fireplace, uPVC double glazed window's to side and rear, uPVC double glazed door to rear garden.



2 Highlands Close

Hassocks,

Bedroom One: double plus built in wardrobe/storage cupboard, uPVC double glazed window to rear.

Bedroom Two: double with fitted wardrobes, uPVC double glazed window to front.

Bedroom Three: double with uPVC double glazed window to front.

Separate WC: low level WC, uPVC double glazed window.

Bathroom: panel enclosed bath with 'Triton' shower over, pedestal wash hand basin, uPVC double glazed window.

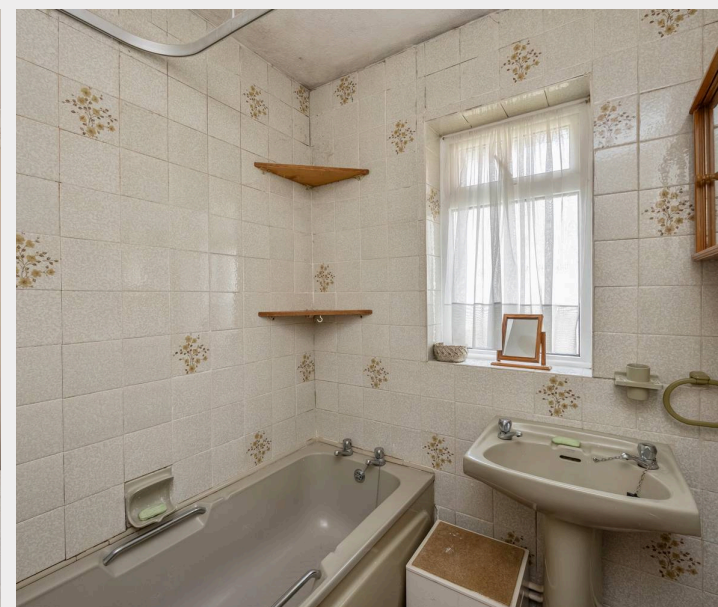
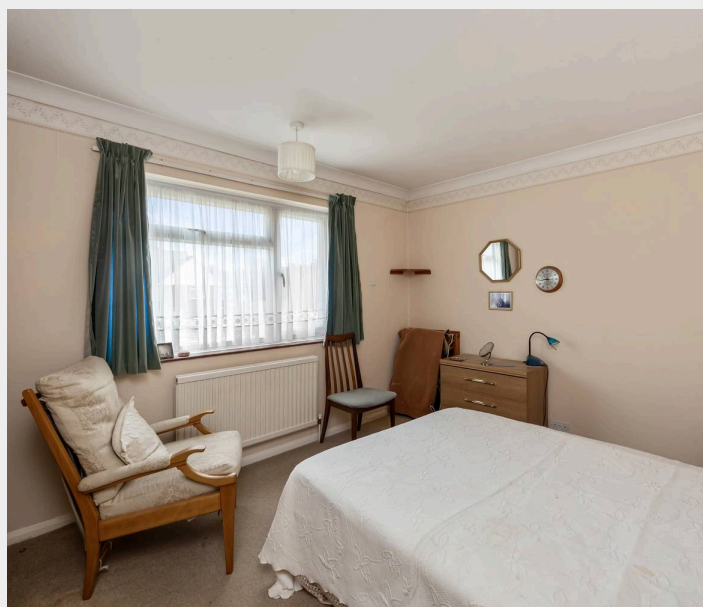
Front Garden: lawn with flower and shrub borders. Paved stone patio/path to front door, gated side access.

Long Private Drive: off street parking for three cars and access to:-

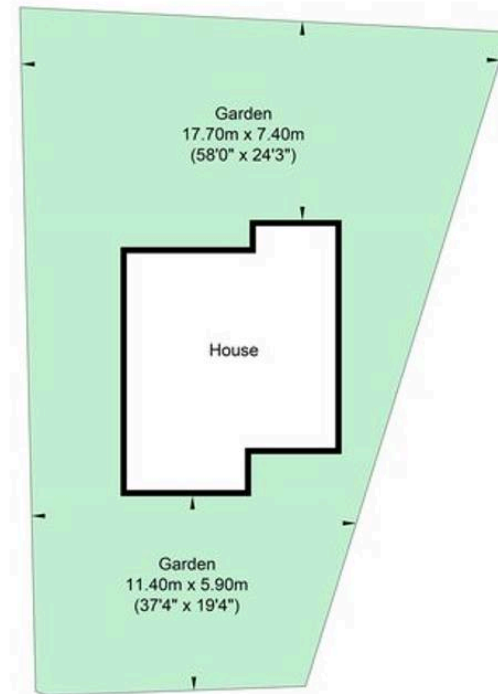
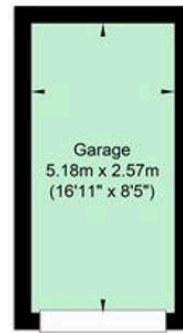
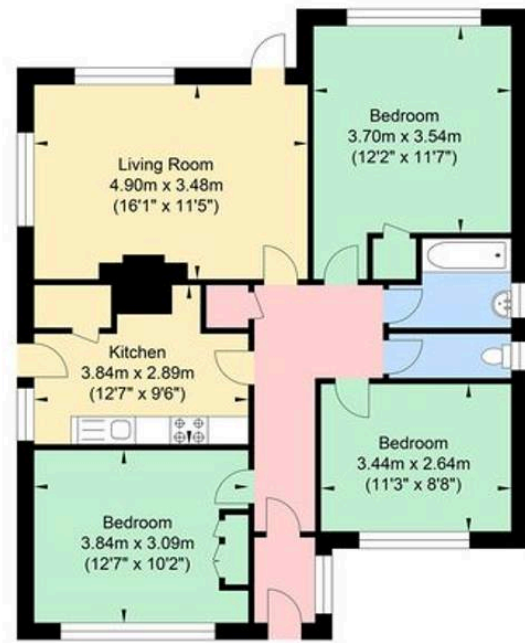
Detached Brick Built Single Garage: personal door to:-

West Facing Rear Garden: lawns, paved stone patio, mature shrubs and trees. Views to South Downs National Park and Jack & Jill Windmills.

- Council tax band: E , Energy performance rating: D



Highlands Close



Ground Floor
Approximate Floor Area
1004.27 sq ft
(93.30 sq m)

Garage
Approximate Floor Area
143.26 sq ft
(13.31 sq m)

Site Plan
(Not To Scale)

Approximate Gross Internal Area (Excluding Garage) = 93.30 sq m / 1004.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL
McTAGGART**
— Trusted since 1947 —

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.