



**MANSELL
McTAGGART**
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4 Elm Tree Close, Hassocks, BN6 8AU
£535,000



4 Elm Tree Close

Hassocks

A well-presented four-bedroom semi-detached townhouse set across three generous floors, tucked away in a quiet cul-de-sac within the sought-after Clayton Mills development. Ideally positioned for commuters and village life, a direct cut-through via Woodland Road offers a short, level walk to Hassocks mainline station and the High Street. Key highlights include an energy-efficient setup with rooftop solar panels, a private south-facing rear garden, a fully insulated detached garden office, a garage, and driveway parking for two cars equipped with a dedicated EV charger.

Ground Floor: An inviting entrance hall features a ground-floor cloakroom/WC, the fitted kitchen offers a comprehensive range of wall and base units alongside integrated appliances, including an oven, grill, four-ring gas hob, dishwasher, fridge-freezer, and space for a washing machine. To the rear, the bright lounge/dining room benefits from understairs storage and French doors opening directly onto the south-facing garden.

First Floor: The first-floor landing houses a linen cupboard with the Megaflo pressurised hot water cylinder and leads to three well-proportioned rooms and the family bathroom. This includes two double bedrooms (one with fitted wardrobes) alongside bedroom four, a versatile room currently configured as an internal home study/nursery. These are served by a contemporary family bathroom complete with bath, overhead shower attachment, vanity wash basin, and WC.



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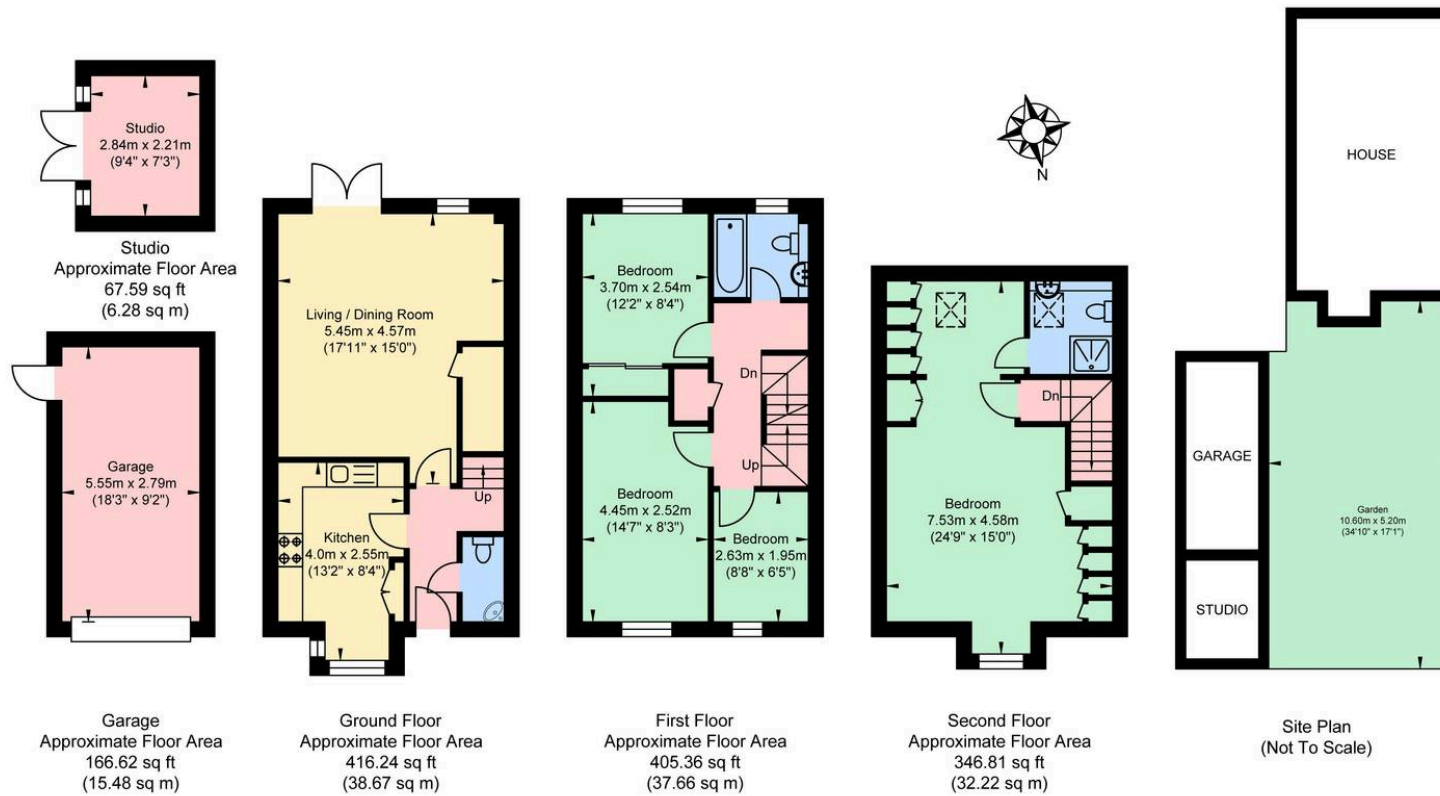
Second Floor: Dedicated to an expansive, dual-aspect principal bedroom suite enjoying elevated views towards the South Downs. This floor features generous built-in storage, housing for the Potterton system boiler, and a private en-suite shower room.

Outside & Parking: The enclosed, south-facing rear garden is landscaped for easy, year-round maintenance with artificial lawn and gated side access. It features an insulated timber garden office equipped with light, power and internet - an ideal separate workspace or creative studio. To the side, a garage (with light, power, up-and-over front door, and side personnel access) is complemented by off-road driveway parking for two vehicles with a smart EV home charging point.

- Very well presented four bedroom semi detached home
- Town house over three floors 1190 sq ft
- South facing rear garden
- Dual aspect master bedroom
- Spacious lounge diner
- Garage
- Off road parking for two cars
- Garden room / office
- En suite shower room
- EPC: TBC Council Tax: E, Service Charge: £217.00 per six months (approx)



Elm Tree Close



Approximate Gross Internal Area (Excluding Garage / Studio) = 108.55 sq m / 1168.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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