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College Lane, Hassocks, BN6 9AJ

This charming five bedroom detached home is set back from the highly sought after College Lane and offers ample hard standing parking for several vehicles as well as access to the double garage, a valuable addition for those with multiple vehicles or in need of additional storage.

The property boasts generous proportions throughout, with the accommodation arranged over two floors. On the ground floor, the sizeable modern kitchen/breakfast room is fitted with integrated AEG appliances, a wealth of clever storage units and additional worktop space on the central island.

The breakfast room area easily accommodates a dining table and additional seating. However, if you want more space to entertain guests this leads to a fantastic orangery, again a spacious room with a pretty outlook over the garden.

The ground floor additionally consists of a double aspect lounge of a generous size which is flooded with light and has a stunning fireplace. There is also a good-sized double bedroom with a walk-through dressing room, accessing the ensuite and pretty bay window to the front of the property.

There is a downstairs cloakroom and toilet together with a utility room with plenty of space for domestic appliances to complete this floor.

From the hall a central staircase leads up to the first floor where generous proportions continue with four good sized double bedrooms. The main bedroom benefits from ensuite facilities with a walk-in shower. There is also a well-appointed family bathroom fitted with white suite and shower over bath to serve the remainder of the bedrooms.

To the outside, the rear garden has an expanse of lawn, landscaped borders, patio and a summer house in the far corner. The garden reaches around the side of the property with the current space used for growing a variety of vegetables.

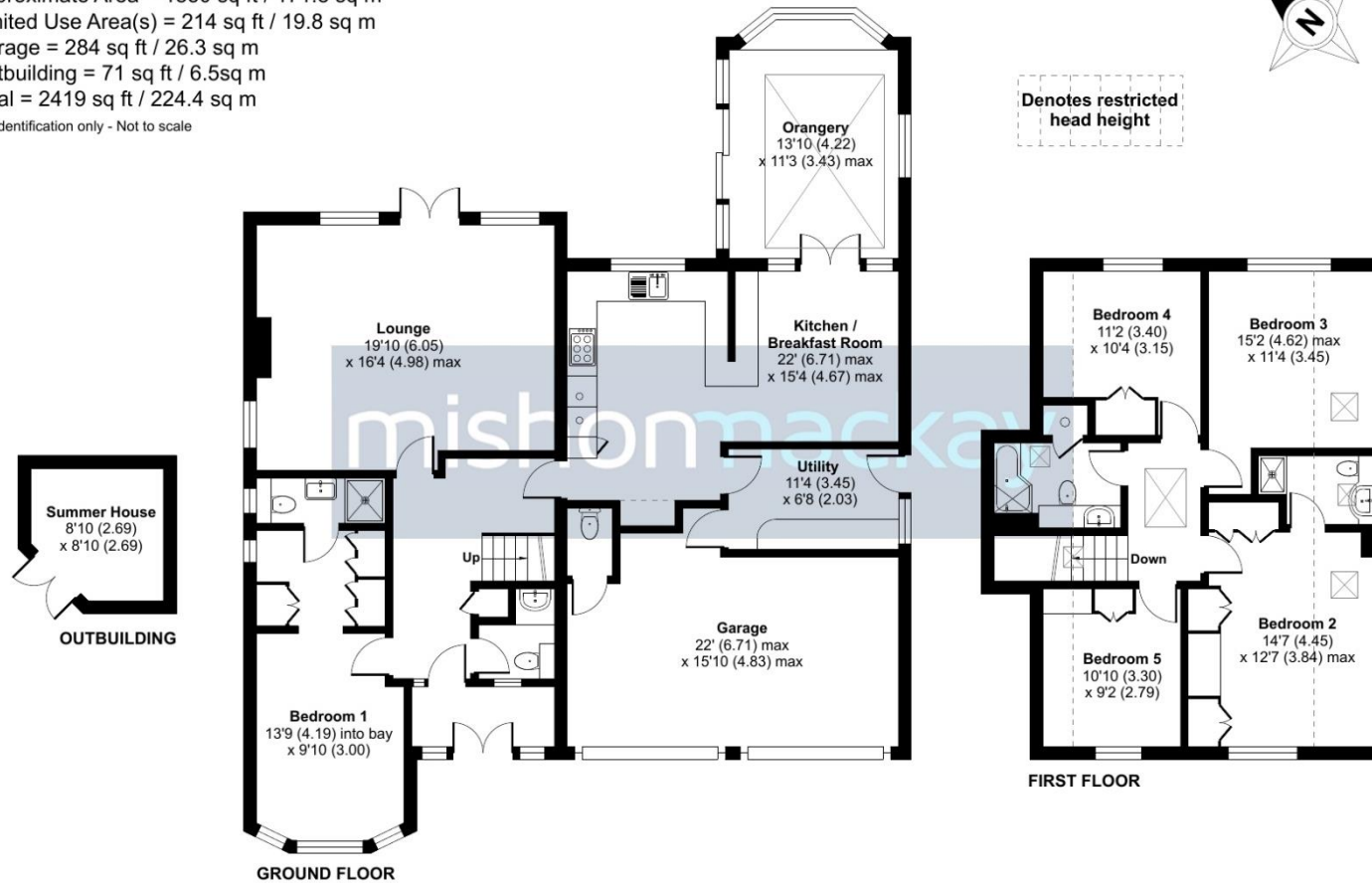
Located in the popular village of Hurstpierpoint, which is surrounded by stunning countryside, the property is ideally situated for easy access to village amenities, including a vibrant high street with shops, a theatre, restaurants, public houses. Highly regarded schools including Hurstpierpoint College and St Lawrence Church of England are within easy distance, and the neighbouring village of Hassocks provides regular mainline rail services to London and the South coast. The A23 offers access to Brighton, Gatwick airport and the M25 for Heathrow airport and routes to other parts of the country.



**College Lane
Hassocks
BN6 9AJ
Freehold**

Approximate Area = 1850 sq ft / 171.8 sq m
 Limited Use Area(s) = 214 sq ft / 19.8 sq m
 Garage = 284 sq ft / 26.3 sq m
 Outbuilding = 71 sq ft / 6.5sq m
 Total = 2419 sq ft / 224.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	58
England, Scotland & Wales		EU Directive 2002/91/EC	

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Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Mishon Mackay. REF: 1039277

Mishon Mackay - Hurstpierpoint

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Train Station: Hassocks 1.5 miles
Council Tax: Band F

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