



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on London Road between its junctions with Hassocks Gate and Little Copse Road. Public transport links include Hassocks Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Rail services provide regular connections to London Victoria, London Bridge and Brighton. Road links include the A273 and A23, providing access to Brighton, Gatwick Airport, Crawley and the M23 motorway network. Shopping amenities can be found locally within Hassocks Village Centre, with an extensive range of shops, bars and restaurants being found in Brighton City Centre. Recreational pursuits can be found locally at the open spaces of South Downs National Park, Adastra Park and Ditchling Common Country Park.

Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Three bedrooms

Ground floor: Reception room, kitchen/dining area, bathroom, separate WC, hall

Outside: Front, side and rear gardens

Gross Internal Area (GIA): Approximately 81 sq m (875 sq ft)

EPC rating: E

Council Tax Band: C

Potential:

The property may be suitable for extensions to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquiries in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

