



48 Stanford Avenue, Hassocks

This extremely well presented 1920's extended three bedroom semi detached house boasts a ground floor extension with open planed living incorporating a kitchen diner. As well as a loft converted master with adjoining bathroom and two further double bedrooms and a family bathroom. No onward chain

£650,000



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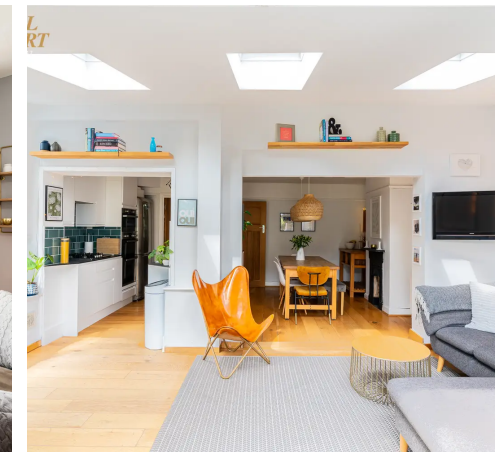
48 Stanford Avenue

Hassocks

This extremely well-presented 1920's extended three bedroom semi-detached house boasts a ground floor extension with open-plan living incorporating a kitchen diner. As well as a loft-converted master with adjoining bathroom and two further double bedrooms and a family bathroom. There is potential in the loft conversion to add a 4th bedroom by installing a partition wall and doorway. Plus the benefit of three off-road parking spaces and a beautiful south facing garden with garden room. The garden offices have been fitted with power, lighting, phone line and underfloor heating. Situated within easy walking distance to Hassocks mainline station and Village, internal viewing is highly recommended.

- Central location close to mainline station
- 1920's extended three bedroom semi detached house
- South facing landscaped rear garden
- Off road parking for three cars
- Open planned kitchen diner
- Extended living space
- Loft converted
- Separate living room
- Well presented
- Garden room with power, lighting, phone line and underfloor heating

MANSSELL
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48 Stanford Avenue

Hassocks

Ground Floor

Entrance Hall: Stairs to first floor downstairs cupboard and doors leading to all ground floor rooms.

Living Room: Stripped floor boards, open feature fireplace

Kitchen Diner: Kitchen area, space for fridge freezer, washing machine and dishwasher integrated electric oven grill and four ring gas hob. Selection of wall and floor mounted units, central sink and draining area. Dining area engineered oak flooring feature fireplace.

Extended living area: Completed in 2020 with continuation of engineered oak flooring with three Velux style windows and French door onto south facing rear garden.

First Floor

Large Landing: which has space for a work station.

Family Bathroom: Fitted suite with W/C Sink panelled bath and overhead shower.

Bedroom Three: Double bedroom with storage facilities.

Bedroom Two: Double Bedroom Feature fireplace

Top Floor

Master Bedroom: Loft converted in 2008 a dual aspect master bedroom with eaves storage.

Bathroom: Modern fitted bathroom suite with W/C sink panelled bath and overhead Mira shower.

Outside

Rear garden: South facing landscaped with patio area leading onto lawn and central path walkway, borders to sides and raised deck to rear with garden room which has power and lighting.

Front Garden: Off road parking for three cars, border to side.



48 STANFORD AVENUE



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

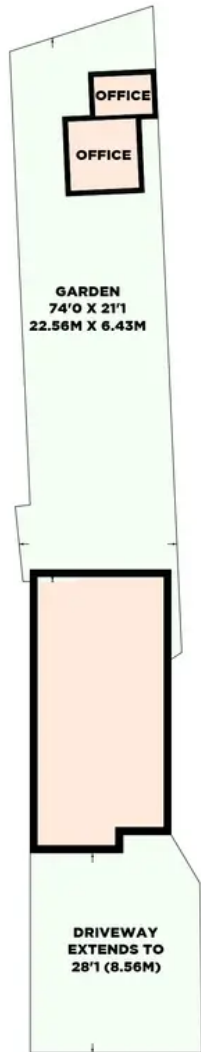
1411 sq ft / 131.1 sq m

(Including Annex)

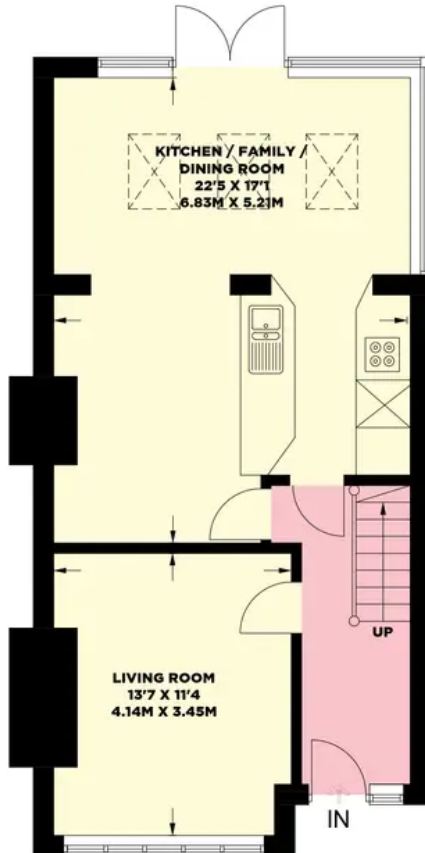
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)

1465 sq ft / 136.1 sq m

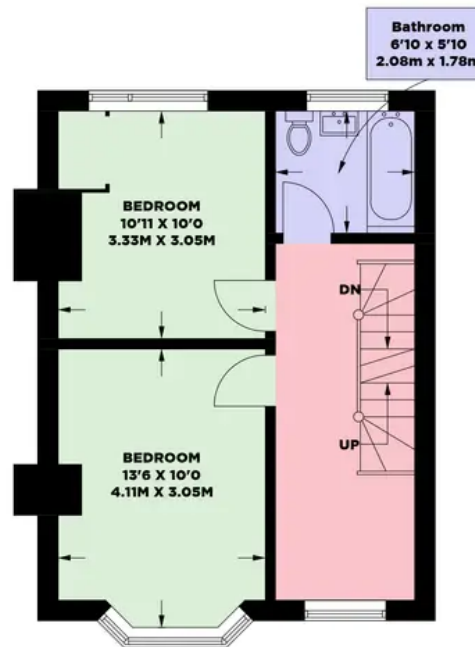
(Including Annex)



Site Plan



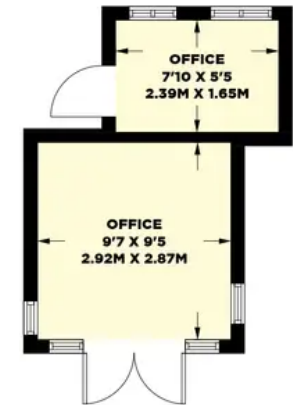
Ground Floor
633 sq Ft / 58.8 sq M



First Floor
421 sq Ft / 39.1 sq M



Second Floor
277 sq Ft / 25.7 sq M



Annex
134 sq Ft / 12.5 sq M

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale. 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 shown is an approximate interpretation for illustrative purposes only.

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**MANSELL
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- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.