



6 Stanford Avenue, Hassocks, BN6 8JL

A substantial six bedroom, period semi-detached house with accommodation arranged over three floors. Boasting numerous period features plus a 120' long South facing rear garden, ample driveway and a detached garage. Offered for sale with the benefit of vacant possession and no onward chain.

In Excess of
£950,000



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6 Stanford Avenue

Hassocks

A rare opportunity to acquire a substantial period semi-detached house with a long 120' South facing rear garden in this mature residential road within a short stroll of the main line railway station. Many period features have been retained including fireplaces in most rooms, ornate coved ceilings, high skirting boards etc. The accommodation briefly comprises, a pillared entrance porch and the original front door leads into the hall, a staircase rises from here to the first floor, beneath the stairs steps lead down to the cellar from the understairs cloakroom/wc fitted with a white contemporary suite. Panelled internal doors access the sitting room, dining room and kitchen/breakfast room. The sitting room is square bay fronted with original fireplace, the dining room also includes a fireplace and has double doors leading into the sun room/conservatory. This room enjoys a lovely outlook over the gardens. The double aspect kitchen/breakfast room is re-fitted with cream coloured shaker style units at both eye and base level with chrome door furniture and contrasting solid wood worktops and returns, a tall shelved storage cupboard conceals the modern Glow Worm gas fired boiler, On the first floor there are three bedrooms with the principal bedroom having a door out to a balustraded balcony, there is a bathroom fitted with a white suite including corner bath with power shower over. On the second floor there are three further bedrooms, the top floor room to the front elevation gets a far reaching view to the north and Sussex Weald. Outside, a driveway provides parking for three plus cars and access to the single garage. The rear garden is considered a feature measuring in excess of 120' in length being landscaped and well maintained, stocked with a wide variety of plants, shrubs and trees.



6 Stanford Avenue

Hassocks

- Numerous period features including high skirting boards, picture rails, fireplaces, ornate moulded coverings.
- 120' long South facing landscaped rear garden.
- Brick paved driveway for three + cars.
- Detached garage.
- Bay fronted sitting room – separate dining room – sun room/conservatory.
- Re-fitted double aspect kitchen/breakfast room.
- Cloakroom – Cellar.
- Three first floor bedrooms – bathroom with white suite.
- Three second floor bedrooms.
- Council tax band E – Energy performance rating E

LOCATION: Stanford Avenue offers a quiet location within a short level walk of a small parade of shops and Hassocks mainline railway station. Hassocks village facilities include various shops, boutiques, cafes and restaurants, banks, sub post office and modern health centre, as well as excellent primary, secondary and nursery schooling. STATION: Hassocks station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). BY ROAD: Access to the major surrounding areas and motorway network can be found approximately three miles to the South at Pyecombe. DIRECTIONS: From our office in Hassocks Village proceed West on the Keymer Road over the mini roundabout and under the railway bridge, take the first right into Station Approach West then turn left into Stanford Avenue.



6 STANFORD AVENUE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / BASEMENT & GARAGE)
1848 sq ft / 171.7 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / BASEMENT & GARAGE)
2120 sq ft / 197.0 sq m



- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ↖ Garden Shortened for Display

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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 all area calculations. All site plans are for illustration purposes only and are not to scale. This 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 data shown is an approximate interpretation for illustrative purposes only.



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