



2 Farnham Avenue, Hassocks, BN6 8NS

£650,000

A three bedroom detached chalet style bungalow situated on a larger than average corner plot of just under 0.25 acres and as such considered to offer excellent extension potential subject to obtaining any necessary consents.



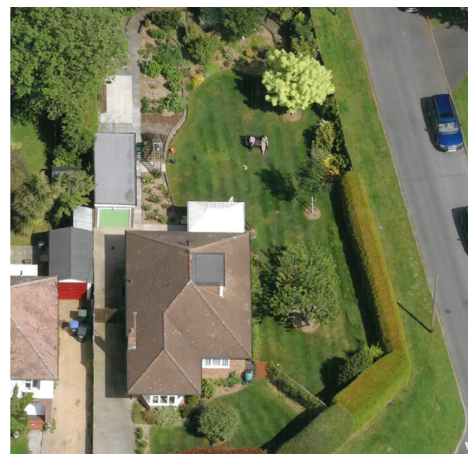
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A brick arched entrance porch and front door lead into the hall, with a staircase rising to the first floor, an under stairs storage cupboard and there are internal doors to the principal rooms. The sitting room is bay fronted with a uPVC double glazed bay window to the front elevation and two porthole style windows to the sides. There is an attractive brick built fireplace as the focal point for this room. The kitchen is fitted at both eye and base level with a light wood fronted range of shaker style units having chrome door furniture and a contrasting laminate worktop with an inset sink unit. There is space and plumbing for both a washing machine and a dishwasher, space for an under worktop fridge/freezer, space for a cooker with a fitted filter hood over. A part glazed door accesses the driveway and there are two uPVC double glazed windows overlooking the rear garden. The formal dining room leads through double doors to the uPVC double glazed conservatory which in turn has double doors onto the rear gardens. The family bathroom is fitted with a contemporary white suite and has two uPVC double glazed windows. On the first floor the landing has a built in storage cupboard and an access hatch to the remaining loft space. There is a double bedroom with a south facing window enjoying a view to the South Downs National Park.

Outside, mature gardens surround the property on three sides, there is a long private drive that could park up to two cars, with scope to elongate the driveway up to the garage, and access to the brick built single garage with two useful external storage cupboards at the rear.



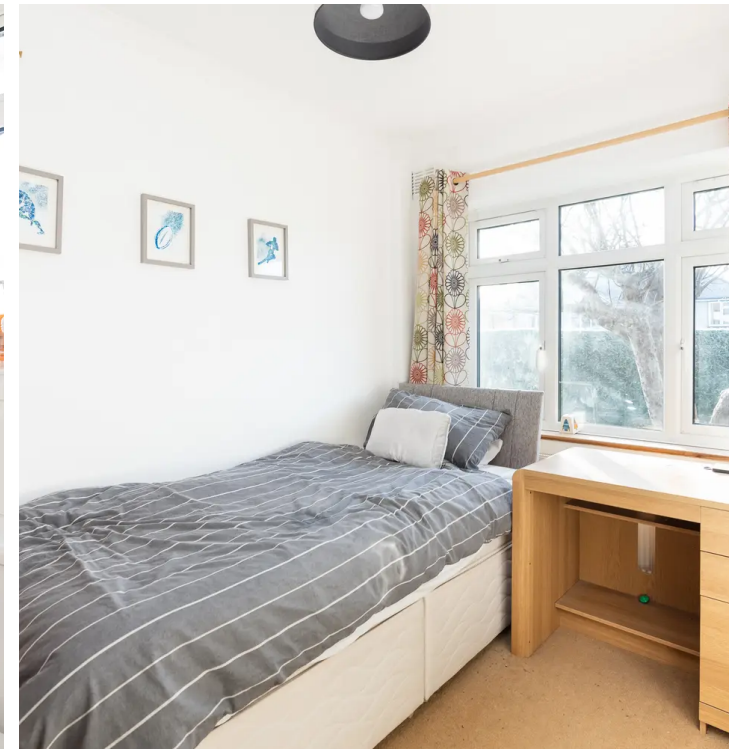
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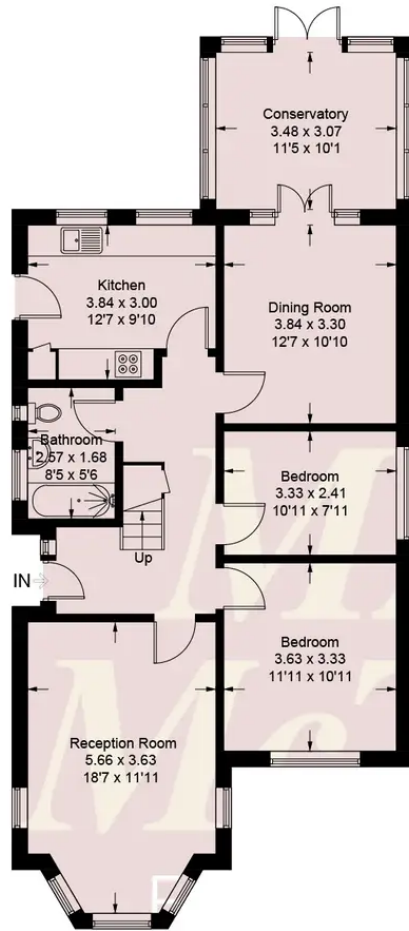
- Excellent extension potential due to plot size
- Own long private driveway – detached garage
- Modern kitchen with outlook over rear garden
- Bay fronted sitting room with fireplace
- Two ground floor bedrooms – White family bathroom
- First floor double bedroom with Views to South Downs National Park
- Vacant possession available with no onward chain
- Council tax band: E – Energy performance rating D
- Three bedroom, two reception room detached chalet
- Separate dining room opening into a uPVC double glazed conservatory with underfloor heating

Scope to build a separate dwelling in the garden subject to planning permission and as has been the case in several neighbouring properties.

Farnham Avenue is within a 10 minute walk of Hassocks village centre with its comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all within half a mile as is Hassocks mainline railway station providing fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.



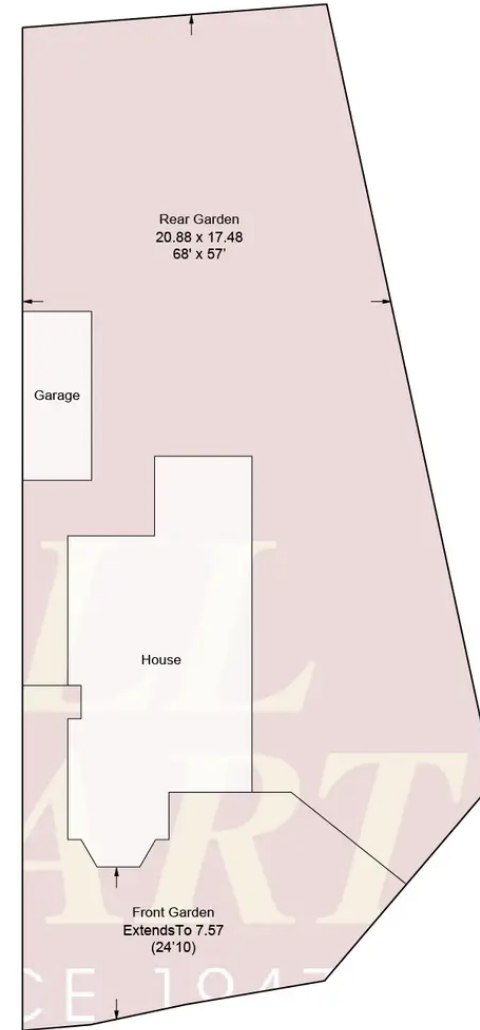
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Ground Floor



First Floor

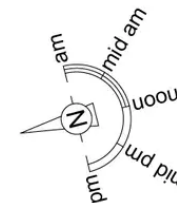


Site Plan

Approximate Gross Internal Area = 1153 sq ft / 107.1 sq m
 (Excluding Reduced Headroom)
 Garage = 180 sq ft / 16.7 sq m
 Reduced Headroom = 40 sq ft / 3.7 sq m

= Reduced head

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