



17 Adastra Avenue, Hassocks, BN6 8DP

£750,000

A beautifully presented extended and improved four bedroom, two bathroom, detached chalet bungalow with a large well stocked and maintained rear garden.



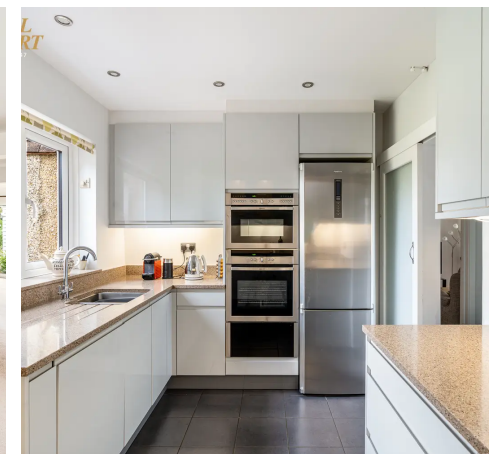
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17 Adastr Avenue

Hassocks

A Upvc double glazed front door leads into the hall, the staircase leads up from here to the first floor with a useful understairs storage cupboard. The lounge/dining room is considered a feature being triple aspect with a stone fireplace and fitted living flame effect gas fire as the focal point in the lounge area. In the dining area bi-fold doors open out to the rear terrace and 100' long back garden. The kitchen was re-fitted in 2021 with a range of units at both eye and base level with contrasting composite granite effect worktops and returns. Quality integrated appliances include a Neff double oven with warming/proving drawer under, Induction hob with pull out extractor hood over, there is an integrated family sized dishwasher and space for a tall fridge/freezer. The utility room offers space for both washing machine and a tumble dryer with wall cupboards matching the kitchen over. There is a ground floor bedroom presently utilised as a home office/study, as well as a ground floor shower room/wc fitted with a modern contemporary white suite.

Council tax band D – Energy performance rating D

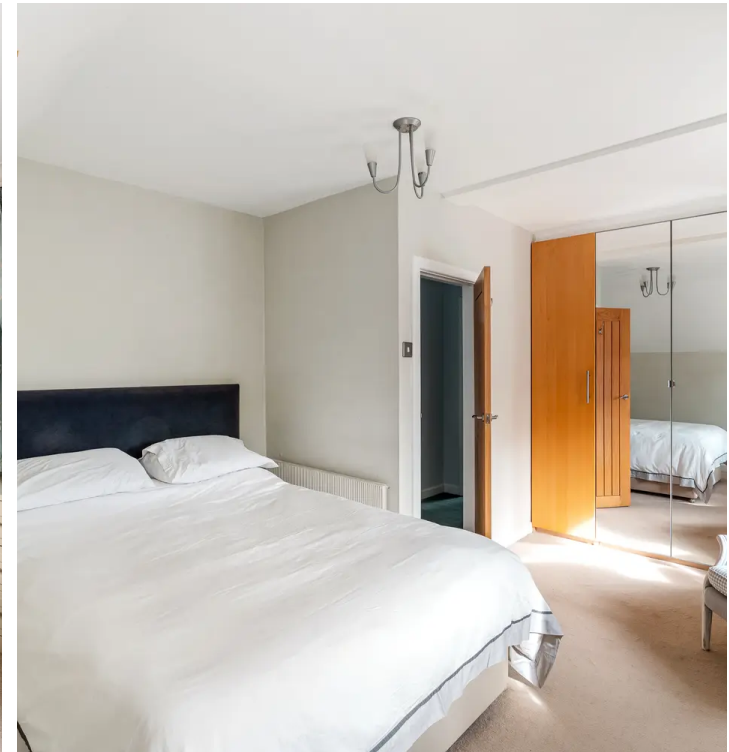


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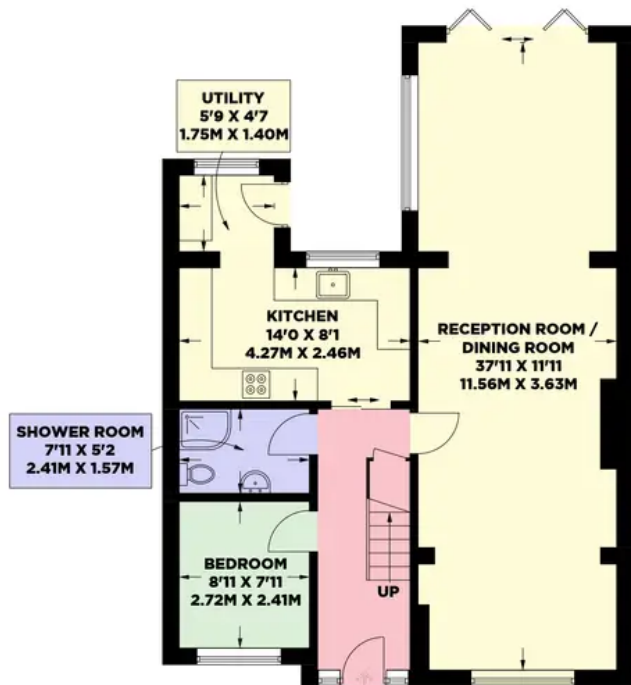
On the first floor the landing has a built in airing cupboard and there are doors to all first floor rooms. The principle bedroom is double aspect with an outlook to the rear of the property and has a range of fitted wardrobe cupboards. Bedroom two is similarly a double sized room with a range of wardrobes, access to the eaves and has two Upvc double glazed windows to the side elevation. Bedroom three again a double with a range of fitted bedroom furniture. The family bathroom is a modern white suite with a 'P' shaped shower bath with glazed shower screen, there is fitted bathroom cupboards with an onset wash hand basin and a separate low level w.c.

Outside, an area of lawned front garden with planted borders sits the house pleasantly back from the avenue with a paved stone pathway leading to the front door. A long driveway provides off street parking for three plus cars with a covered area of carport adjoining the house, the driveway leads to the garden store. Behind the store there is a workshop and beyond that a craft room or sun room that is dual aspect and includes uPVC double glazed double doors out to the rear garden. The fully enclosed rear garden measure 100' in length and is beautifully stocked and maintained with a paved stone and brick edged patio and pathway, small ornamental water feature, sweeping areas of shaped lawns with a further sun terrace and greenhouse at the far end.

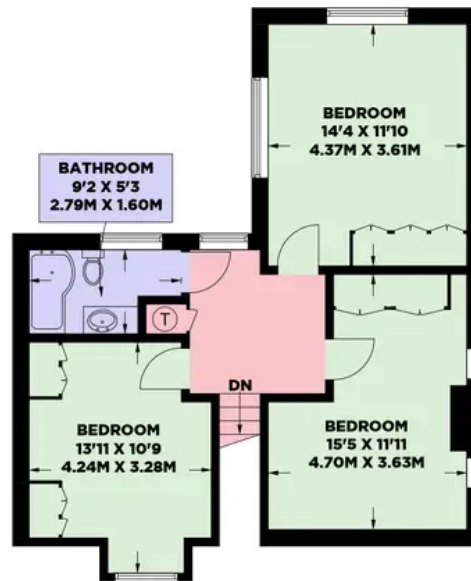


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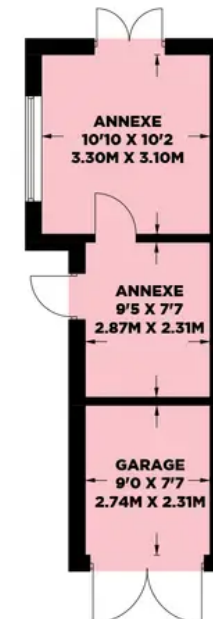
APPROXIMATE GROSS INTERNAL AREA
1701 sq ft / 158.0 sq m



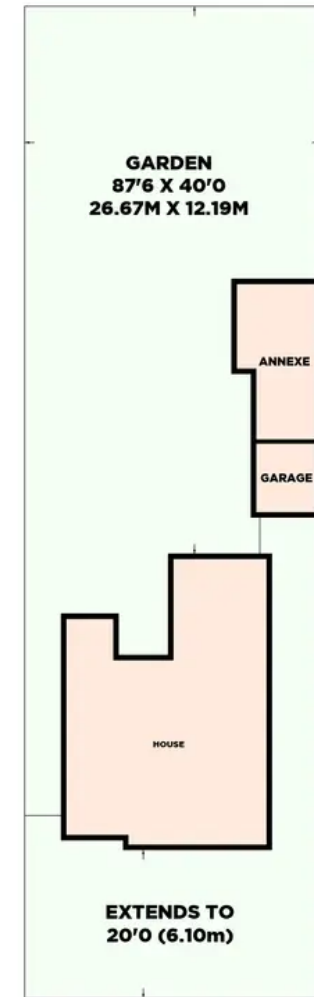
Ground Floor
832 sq ft / 77.3 sq m



First Floor
606 sq ft / 56.3 sq m



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



Site Plan

- 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 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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