



## 117 Grand Avenue, Hassocks, BN6 8DH

A spacious three bedroom extended detached family home within close proximity to all village amenities including schools and mainline railway station, offering further extension potential and being sold with no ongoing chain.

In Excess of  
**£700,000**



**MANSELL  
McTAGGART**  
Trusted since 1947

# 117 Grand Avenue

Hassocks

*One of the Largest Plots of Land in Grand Avenue , with huge potential to extend & refurbish into a truly stunning bespoke property.....”*

Secluded Front Garden with driveway & pathway to front door with lawned area, surrounding plants & borders.

On the ground floor an entrance porch leads into a large entrance Hall with understairs cupboard. A good size Living Room with dual aspect windows.

A Double Bedroom with dual aspect windows & fitted wardrobes.

A recently fitted modern Shower Room.

Airing Cupboard With New Combination Boiler.

Third Bedroom currently being used as an Office. (Also with fitted wardrobes)

Open planned Kitchen Diner with a large separate Utility Room and a large Conservatory leading to the extensive rear Garden.

On the first floor there is a large Master Bedroom with under eaves storage & potential for a Shower Room Etc.

The Rear Garden is very large and established, with a lovely selection of trees plants and shrubs, as well as having decked and paved patio areas & a Summer / Storage House, with side access to the Garage and off road Parking.

**\*\*\*There is also a rear access vehicle gate for further Private Parking & access on to Ockley Way.**



# 117 Grand Avenue

## Hassocks

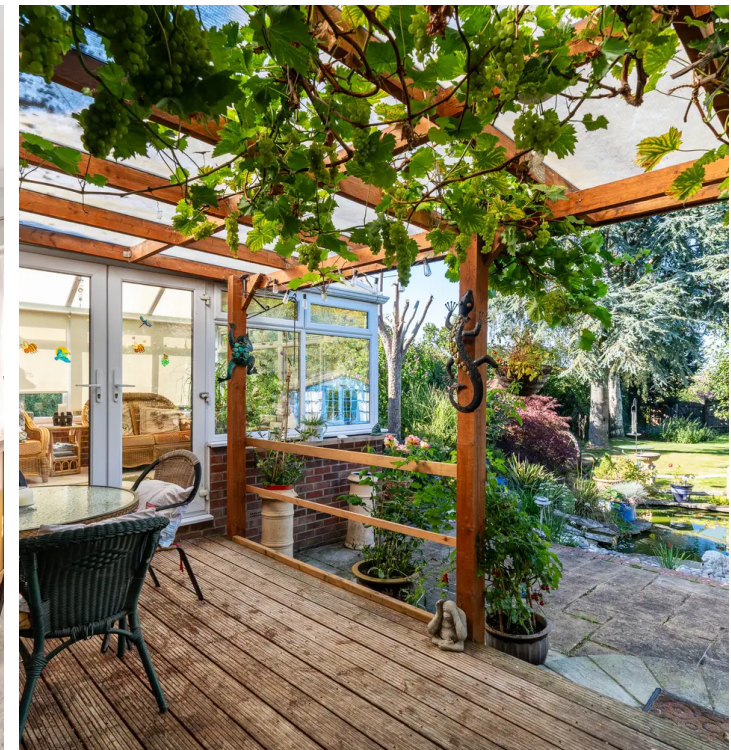
- Central village location
- Extended
- No ongoing chain
- Large rear garden
- Rear access to Ockley Way
- Further extension opportunities STNPC
- Garage and off road parking
- Gas central heating
- EPC: E Council Tax: E
- Spacious Three Bedroom detached chalet

### LOCATION

Grand Avenue is a pleasant road in the heart of Hassocks village close to all shopping facilities and within walking distance of both primary and secondary schooling. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

### STATION

The mainline railway station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

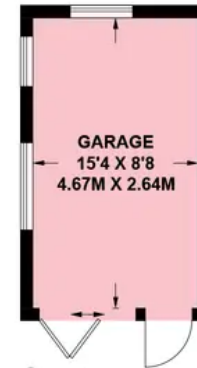


# 117 GRAND AVENUE

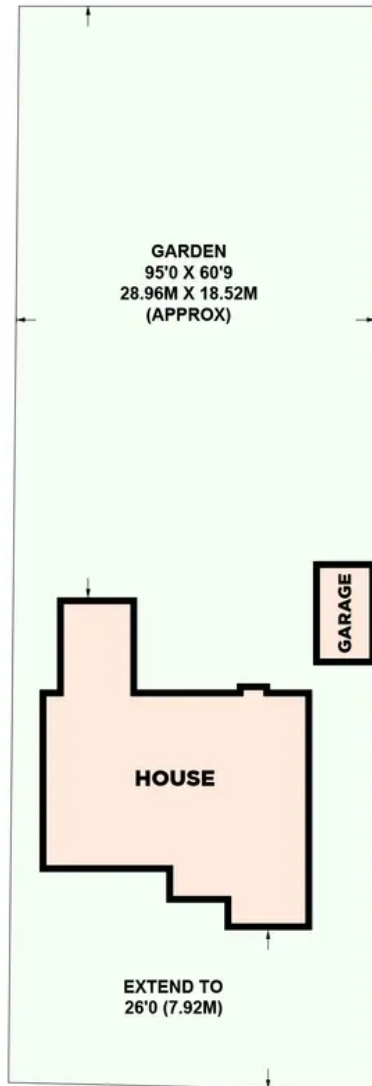


APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE /  
EXCLUDING LIMITED USED AREAS)  
**1884 sq ft / 175.1 sq m**

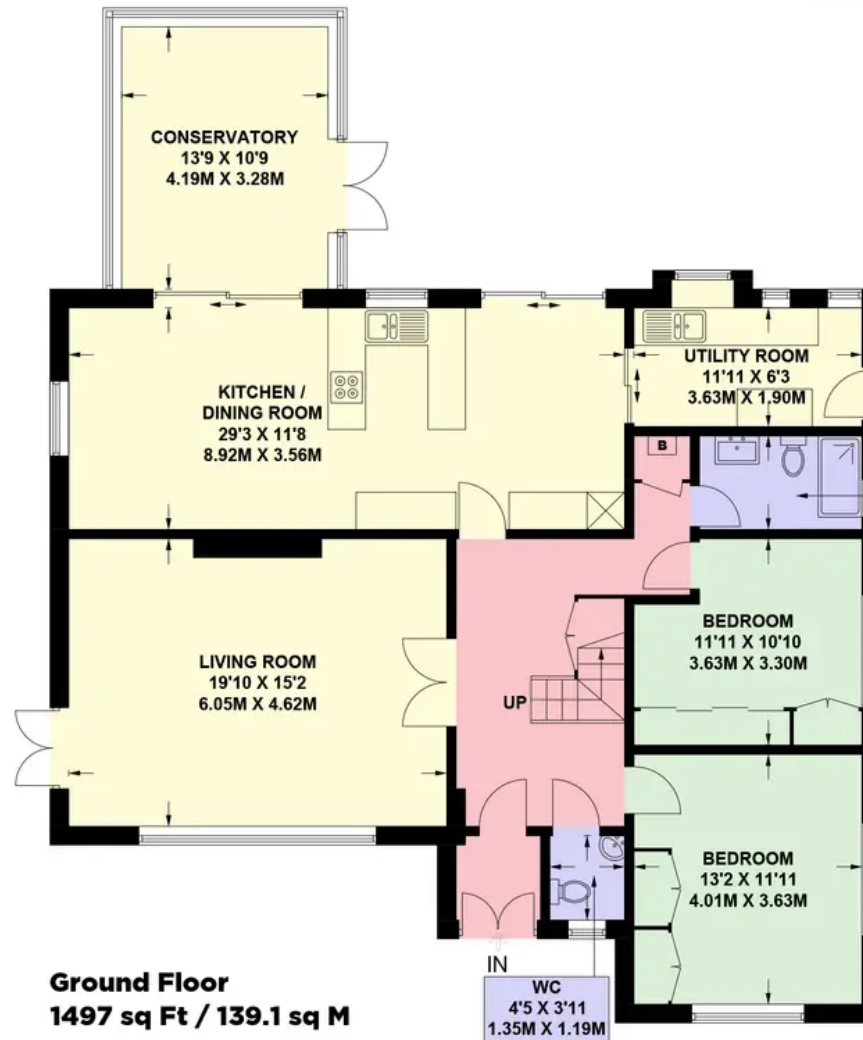
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE / LIMITED USED AREAS)  
**1917 sq ft / 178.2 sq m**



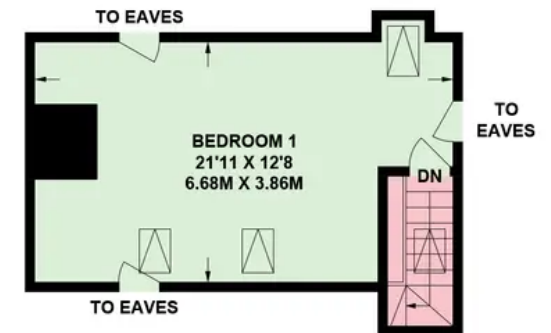
**Garage**  
**132 SQ FT / 12.3 SQ M**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**Site Plan**



**Ground Floor**  
**1497 sq Ft / 139.1 sq M**



**First Floor**  
**288 sq Ft / 26.8 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 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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**MANSELL McTAGGART**  
 Trusted since 1947

- 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 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.