45 Grand Avenue, Hassocks, BN6 8DE

£650,000

A well-presented four bedroom 1930's semi-detached benefitting from a open planned ground floor extension situated within easy walking distance to Hassocks village close to all local amenities and mainline station, internal viewing is recommended.

MANSELL McTAGGART
Trusted since 1947

45 Grand Avenue

Hassocks,

This well presented four bedroom 1930's semi detached extended house offers the following benefits, an entrance porch with a downstairs WC leading into a large hallway with understairs cupboard with stairs leading to the first floor.

A separate living room with a bay window to front and feature fire with wood burner, an impressive opened planned kitchen diner which has a selection of wall and floor mounted units, space for a fridge freezer and range oven (not included in sale) as well as an integrated dishwasher, extractor and sink. The living area has a feature fire place with additional wood burner and French doors leading to a west facing rear garden. There is also a separate utility area that has space for washing machine tumble dryer and dishwasher with a further door onto the rear garden plus a door into the integral insulated garage which has power and lighting and the home to the Viessmann boiler.

On the first floor there is a large landing with loft hatch, a separate WC with four good size bedrooms and a large family bathroom with its own walk in shower cubicle as well as a bath sink and vanity unit WC and towel radiator. The house has UPVC double glazing throughout and gas central heating.

Outside the west facing rear garden has a patio area leading onto a lawned area with planted borders and two sheds, the front is fully paved and has parking for up to two cars.

45 Grand Avenue

Hassocks,

- Four bedroom semi-detached house
- Ground floor extension
- Open planned kitchen diner
- Separate reception room
- Family bathroom
- Integrated garage
- Downstairs WC
- Off road parking
- Central village location
- EPC: D Council tax: D

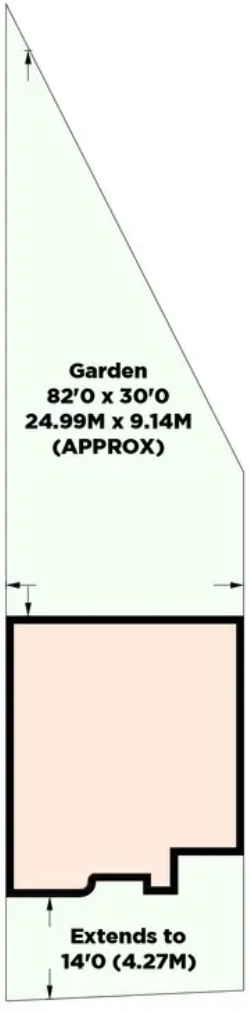
LOCATION: Grand Avenue is a tree lined road in the heart of Hassocks village close to all shopping facilities and within walking distance of both primary and secondary schooling. Hassocks village centre offers a comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all within half a mile as is Hassocks mainline railway station. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

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 3 miles to the South at Pyecombe.

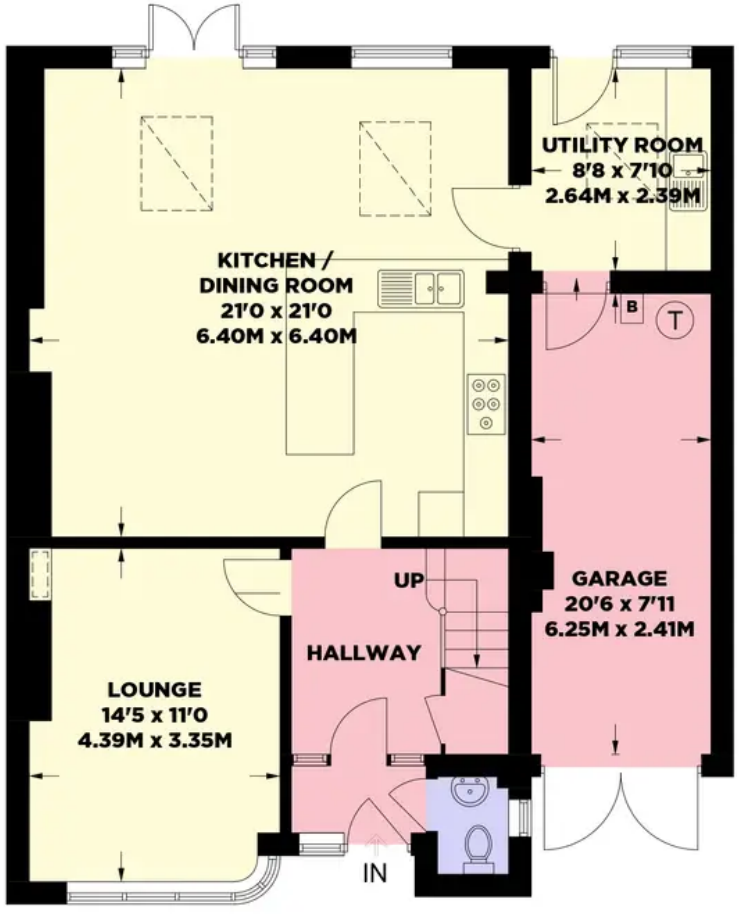
45 GRAND AVENUE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / VOID)
1669 sq ft / 155.1 sq m

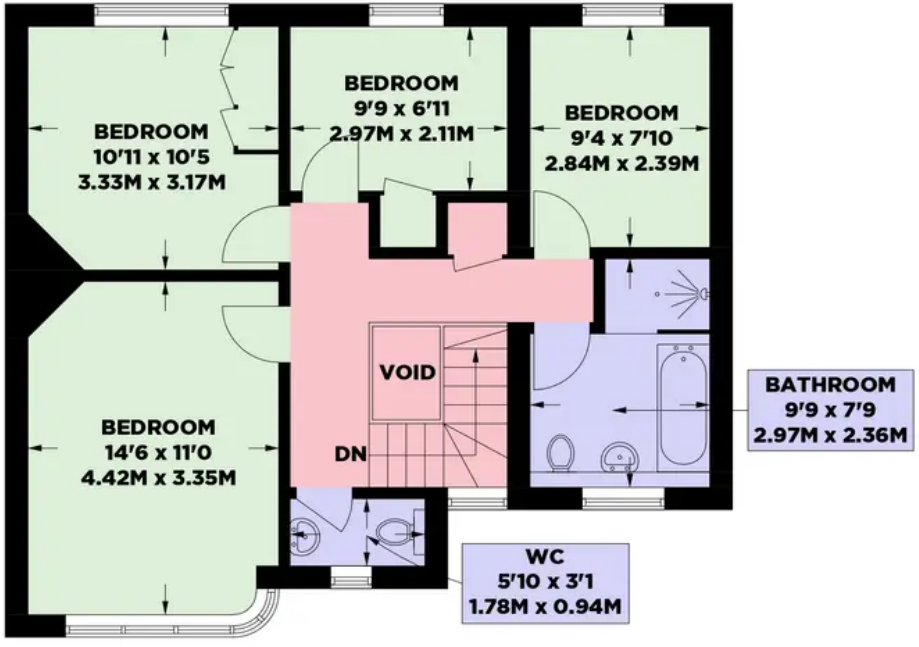
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / EXCLUDING VOID)
1676 sq ft / 155.8 sq m



Site Plan



Ground Floor
1008 sq Ft / 93.7 sq M



First Floor
668 sq Ft / 62.1 sq M (Excluding Void)

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 are calculations. All site plans are for illustration purposes only and are not to scale.Th 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, fixures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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MANSELL McTAGGART
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RICS Certified Property Measurer

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