



38 Stanford Avenue, Hassocks, BN6 8JJ

This well presented 1920's four bedroom loft converted open plan extended family house is situated within easy walking distance to Hassocks mainline station with two off road parking spaces and a large south facing rear garden would make an ideal family home.

In Excess of
£650,000



38 Stanford Avenue

Hassocks

Ground floor –

Entrance hall with engineered oak flooring that runs into the living room and open plan kitchen diner. The living room has a nice feature fire place with a wood burner, the large open plan kitchen diner has a selection of wall and floor mounted units as well as various useful storage cupboards and a breakfast bar, it also benefits from integrated Neff four ring gas hob and oven and overhead extractor, integrated dishwasher and space for washing machine. The rear extension area has French doors leading on to the south facing rear garden.

First floor –

Landing leads to family bathroom including overhead shower, bath, WC, sink and vanity unit, three bedrooms two of which are large doubles one of which having a bay window. One housing the Glowworm combi boiler.

Second floor –

Loft converted master with Juliette balcony over looking the south facing rear garden, integrated wardrobe, two times eaves storage space leading to a en suite shower room with sink and vanity unit and WC.

Outside - The large south facing rear garden has a good size patio area leading onto a lawned area with two outbuildings at the rear, the front of the property has off road parking for two cars and a lawned area and benefits from an EV charging point. Other features included gas central heating full UPVC double glazing throughout and a selection of solar panels on the roof with 8kw battery storage.



38 Stanford Avenue

Hassocks

- Four bedroom semi-detached house
- Loft converted
- Ground floor extension
- South facing rear garden
- Central location near station
- Off road parking for two cars
- Master bed with en suite
- Open plan kitchen dining area
- EPC: C - Council Tax: D
- Solar panels (with 8kw battery storage)

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, sub post office and modern health centre, as well as excellent primary, secondary and nursery schooling.

Hassocks 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).

By road, access to the major surrounding areas and motorway network can be found approximately three miles to the South at Pyecombe.

DIRECTIONS

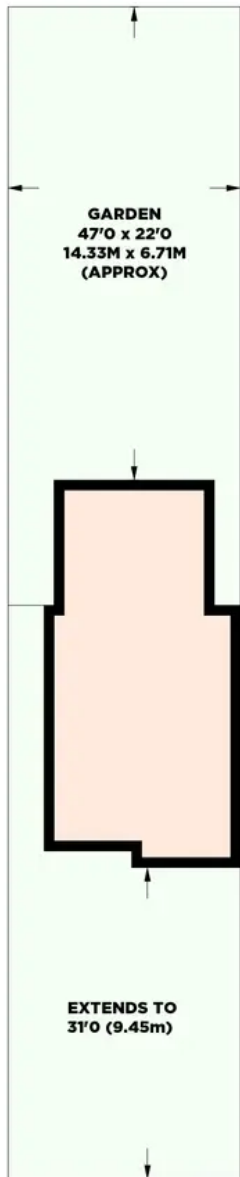
From our office in Hassocks Village proceed West on the Keymer Road over the mini roundabout and under the railway bridge, take the first right into Station Approach West then turn left into Stanford Avenue.



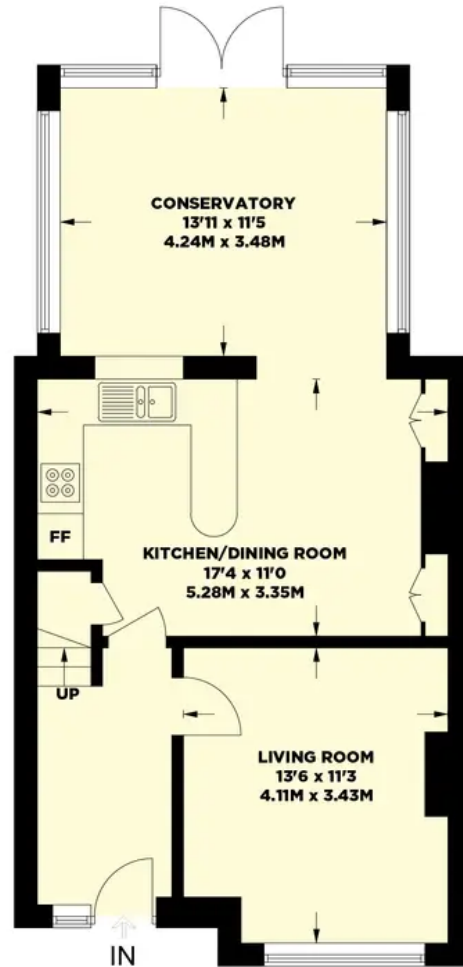
38 STANFORD AVENUE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
1256 sq ft / 116.7 sq m

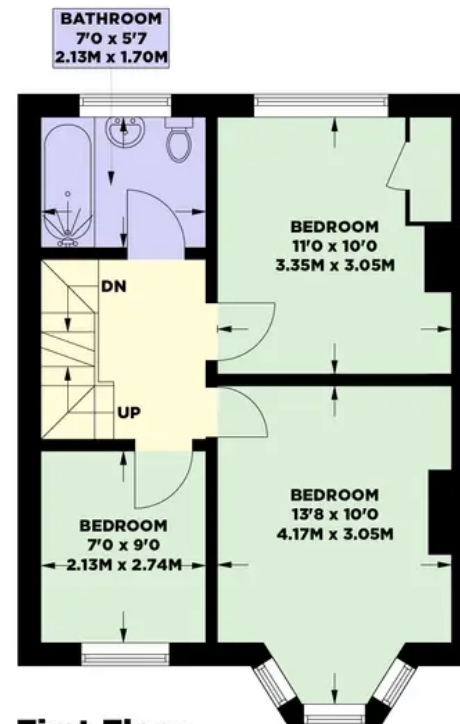
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
1311 sq ft / 121.8 sq m



Site Plan



Ground Floor
589 sq Ft / 54.7 sq M



First Floor
406 sq Ft / 37.7 sq M



Second Floor
316 sq Ft / 29.4 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 exclude calculations. All site plans are for illustration purposes only and are floor plan has been produced in accordance with Royal Institution of Surveyors' International Property Standards 2 (IPMS2). Every attempt made to ensure the accuracy however all measurements, fixtures, fittings shown is an approximate interpretation for illustrative purposes only.

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