



22 Manor Avenue, Hassocks, BN6 8NG

£505,000

A well presented extended two bedroom chalet bungalow with a large rear garden and off road parking for two cars and a garage, situated within walking distance of Hassocks village mainline station and local amenities.



**MANSELL
McTAGGART**
Trusted since 1947

22 Manor Avenue

Hassocks

This extremely well presented two bedroom semi-detached chalet bungalow with a large rear garden comprises of the following spec.

Ground floor - Entrance hall with understairs storage cupboard and a tiled floor. A large family bathroom with separate shower cubicle, free standing bath and sink with vanity unit. There is also a separate, low level WC fully tiled. A substantial master bedroom which is tastefully decorated. A large, modern kitchen diner, with separate utility area, a selection of wall and floor mounted units with granite worksurfaces and integrated Bosch appliances including a dishwasher, oven/grill and four ring induction hob. The utility room has space for a washing machine and a wall mounted Vaillant combi boiler. Living room with double doors onto the rear garden and a wood burner.

First floor - landing with eaves storage and a well presented second bedroom with further eaves storage.

Rear garden - raised deck area with stairs leading down to a paved garden with a selection of mature planted borders and a secluded patio area overlooking a pond. Front area has off road parking for two cars and a shared driveway leading to a garage.

- Two bedroom semi detached chalet bungalow
- Large family bathroom



22 Manor Avenue

Hassocks

- Two bedroom semi detached chalet bungalow
- Garage
- Large family bathroom
- Beautiful kitchen diner
- Separate utility
- Village location
- Living room
- Well presented throughout
- EPC: D, Council Tax Band: D

Manor Avenue is a pleasant road in the heart of Hassocks village convenient for shopping facilities and within walking distance of nursery, 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 Hassocks mainline railway station is within one mile providing 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.

DIRECTIONS From our offices turn left into Grand Avenue and at the mini roundabout turn left into Mackie Avenue and Manor Avenue can be found on the right hand side.



22 Manor Avenue

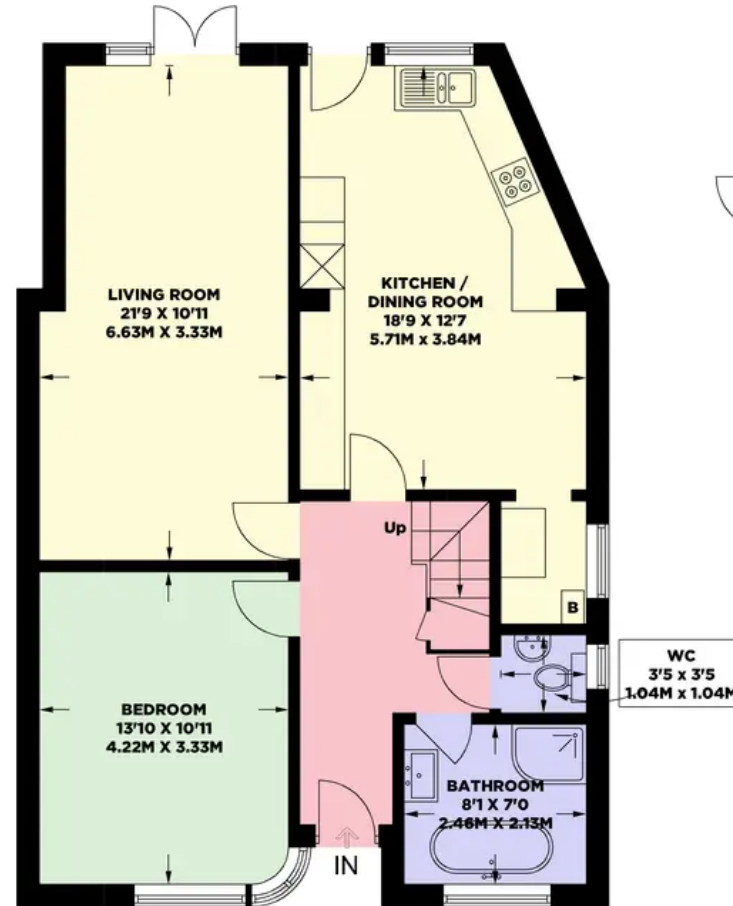
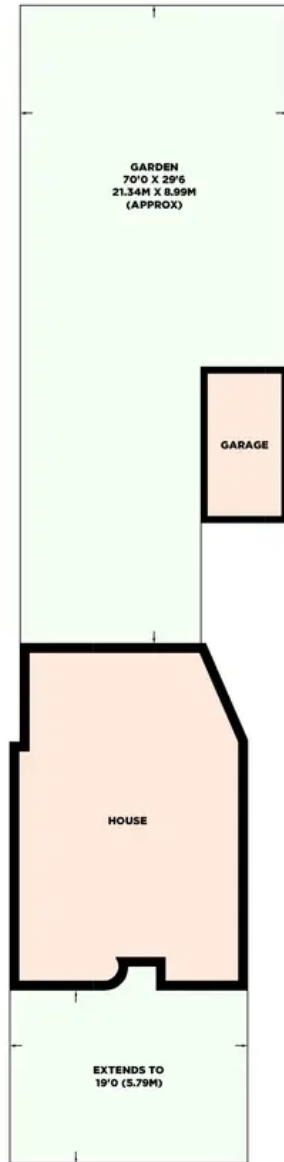


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

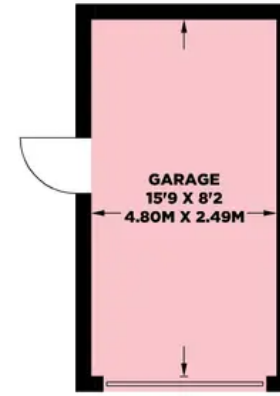
1160 sq ft / 107.8 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)

1227 sq ft / 114.0 sq m



Ground Floor
834 sq Ft / 77.5 sq M



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



First Floor
264 sq Ft / 24.5 sq M

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

© Mansell McTaggart 2023
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 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 shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB
 has@mansellmctaggart.co.uk

mansellmctaggart.co.uk
 01273 843377

**MANSSELL
McTAGGART**
Trusted since 1947



**Certified
Property
Measurer**

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 a 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.