



## 22 Brook Avenue, Hassocks, BN6 8LG

This extremely well presented four bedroom end of terrace family home is well situated within easy walking distance to Hassocks village was built in 2019 and loft converted in 2023 offers good family living space with modern open planned kitchen dining on the ground floor. Internal viewing is highly recommended.

Fixed Price  
**£499,950**



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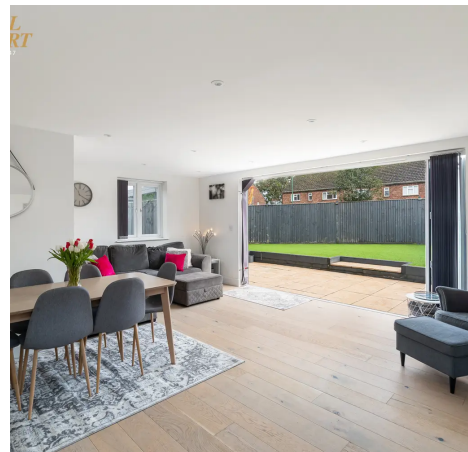
# 22 Brook Avenue

Hassocks

A very well presented end of terrace family home comprising of the following specification, on the ground floor the entrance has useful shoe and cloak storage areas, which lead into the large open planned kitchen dining living area with laminated flooring and underfloor heating on the whole ground floor. The modern fitted kitchen space has a selection of wall and floor mounted units as well as an four ring induction hob, integral oven and grill and over head extractor, the kitchen also has integral washing machine, dishwasher and space for fridge freezer. There is also a downstairs WC. The living space has bi fold doors leading onto the main garden area and a rear door off the kitchen to the south facing patio area.

On the first floor there are three bedrooms all of good size and one of which is currently being used as an office, the third bedroom has dual aspect and the second bedroom has a triple aspect. There is a modern family bathroom finished to a high standard.

The second floor was loft converted by the current vendors and finished in 2023, they have cleverly incorporated a free standing bath area and have a separate WC, the dual Velux and dual windows bring in good light and there are twin aspect windows also allowing in good natural light, twin eaves storage also.





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## Hassocks

Outside there is a south facing patio area which is fully paved and has an out building and shed storage, the main garden has bi fold doors leading onto a large patio area with a raised area that has artificial lawned grass, there is also a wood cabin with power and lighting and a side gate to the front of the house that is fully paved with off road parking for two cars.

- Four bed end of terrace modern house
- Central location close to Hassocks village
- Loft converted
- Off road parking for two cars
- Open planned kitchen dining living area
- Well presented
- Main garden and separate south facing patio garden
- Remainder of building warranty
- UPVC double glazing throughout
- EPC: C Council Tax: D

Brook Avenue occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.



# 22 BROOK AVENUE

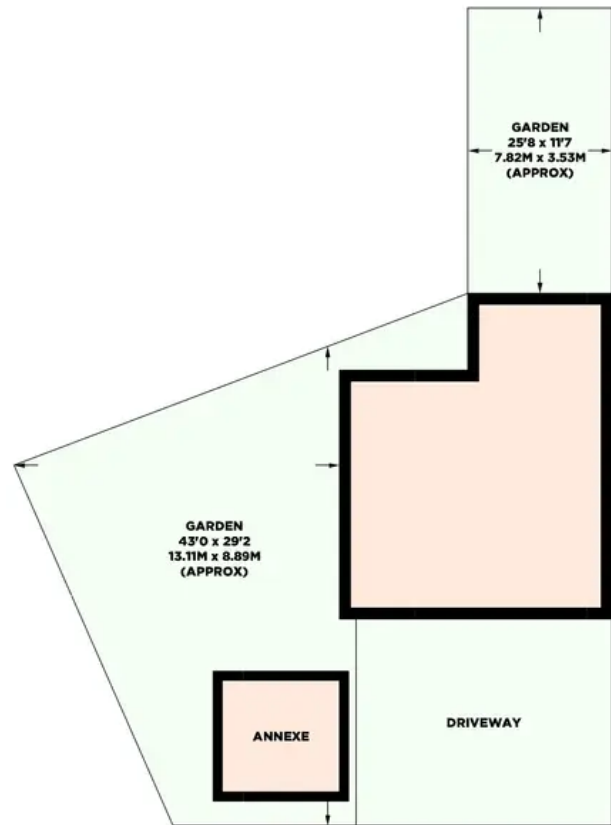


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)

**1166 sq ft / 108.3 sq m**

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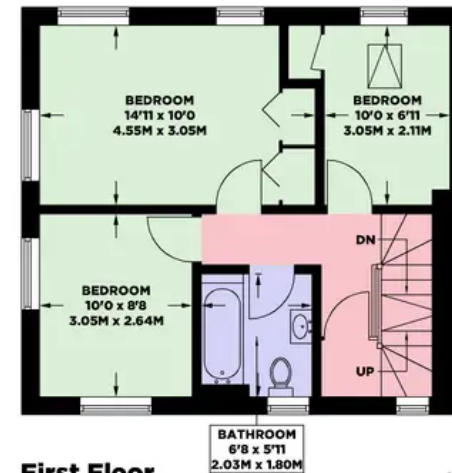
**1262 sq ft / 117.2 sq m**



**Ground Floor**  
**531 sq Ft / 49.3 sq M**



**Second Floor**  
**285 sq Ft / 26.5 sq M**



**First Floor**  
**446 sq Ft / 41.4 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 excluded from all calculations. All site plans are for illustration purposes only and are not to scale. The 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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- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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