



21 Grand Avenue, Hassocks, BN6 8DA

£700,000

This tastefully decorated 1930's three/four bedroom detached family house offers versatility of a fourth bedroom with the garage being converted as well as a further opportunity to extend STNPC. The property is situated centrally to Hassocks village within easy walking distance to local amenities schools and mainline station providing easy access to both London and Brighton.



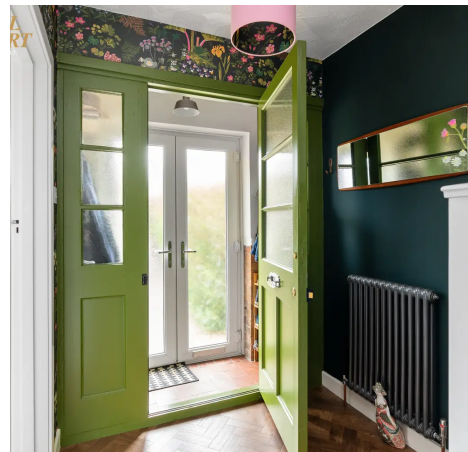
**MANSELL
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21 Grand Avenue

Hassocks

Entrance porch leading into hallway with Amtico flooring and stairs to first floor with doors into the lounge diner and kitchen. The modern fitted kitchen comprises of wall and floor mounted units with a high gloss finish, space for washing machine and dishwasher, integrated Neff oven and grill, four ring gas hob and overhead extractor, integrated fridge and freezer, overlooking the rear garden with side door access. The through lounge diner has a bay window at the front and a wood burner with sliding patio doors from the dining area onto the west facing rear garden. The garage has been converted and can be used as a fourth bedroom or as a home office also with a further door leading onto the rear garden. On the first floor the landing has a loft hatch with an airing cupboard, a modern family bathroom with wash hand basin, low level WC, panelled bath and overhead shower, and useful built in storage. The main bedroom has stripped flooring and over looks the rear garden. Next double bedroom has a door leading onto a large walk-in wardrobe and storage room. There is a third single bedroom currently being used as an office.

Outside the west facing rear garden has a raised deck with side access to both sides and a brick built storage cupboard, stairs lead down onto a lawned area with a small pond, side borders with various plants and flowers, There are three beautiful acer trees all of which are well established, and at the rear section of the garden there is a greenhouse and a walkway to a seating area at the back of the garden. The front garden has gravelled parking area for two cars surrounded by plants and borders.



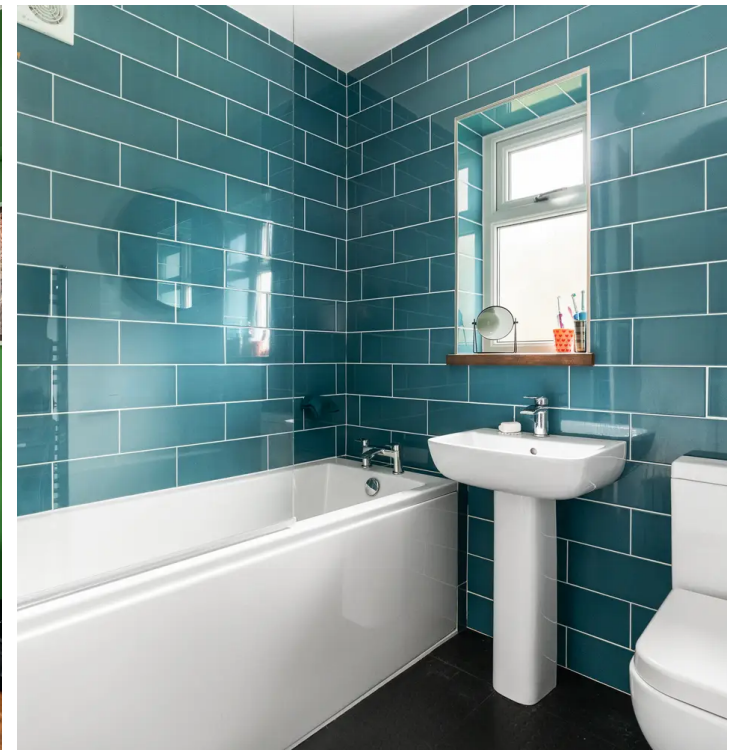
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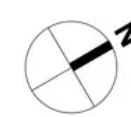
- Well-presented throughout
- Converted garage / bed four
- Open planned lounge diner
- Central village location
- West facing garden rear garden
- Off road parking for two cars
- Potential to extend STNPC
- UPVC double glazing
- EPC: E Council tax: E
- 1930's Three bedroom detached house

Grand Avenue is a pleasant 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 is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

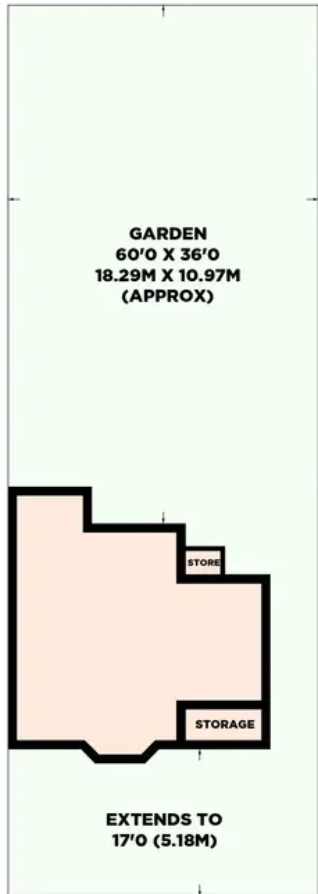
The property is within walking distance of nursery, primary and secondary schools. (Downlands Secondary School, Windmills Primary School and Hassocks Infant School).



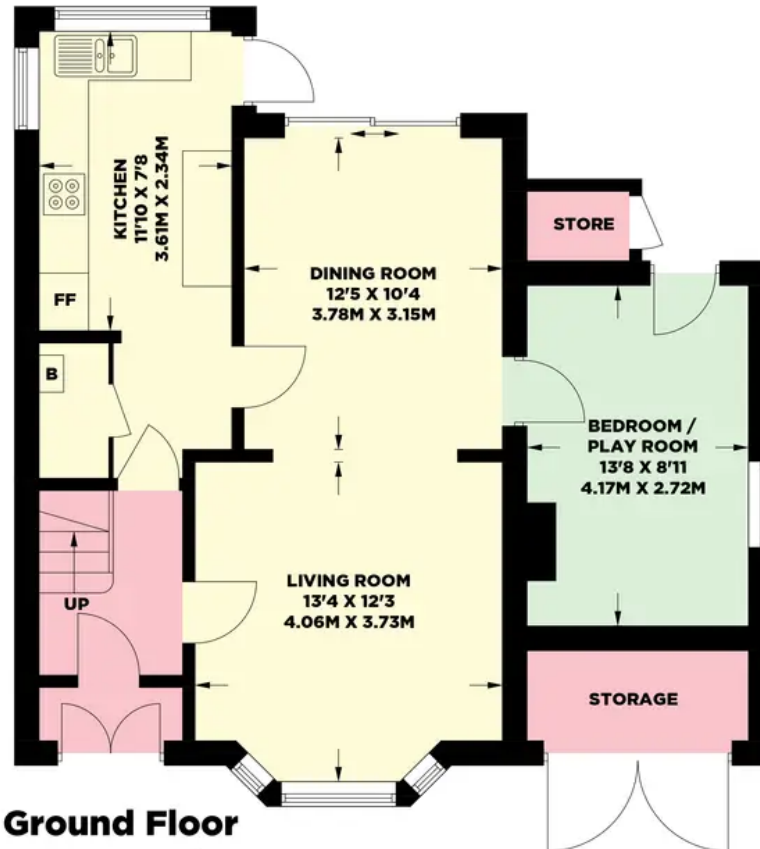
21 GRAND AVENUE



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING STORAGE / SHED)
1194 sq ft / 110.9 sq m



Site Plan



Ground Floor
633 sq Ft / 58.8 sq M



First Floor
561 sq Ft / 52.1 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.
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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Certified
Property
Measurer

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

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