



## 10 Stanford Avenue, Hassocks, BN6 8JL

£1,250,000

A beautifully presented, extended and improved, substantial five/six double bedroom semi-detached period house with accommodation arranged over three floors. South facing rear garden in excess of 100' in length. Having been extensively modernised, extended and refurbished over recent years to a very high standard. Short walking distance of Hassocks main line railway station and in turn shops and schooling for all age groups.



**MANSELL  
McTAGGART**  
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# 10 Stanford Avenue

## Hassocks

**Entrance Porch:** outside power points. EC charging point.  
Front door to:-

**Hall:** solid oak floor, staircase to upper floors, ornate corniced ceilings.

**Cloakroom/WC:** white suite, wide sink unit on antique unit, low level WC, picture rail, window to front, solid oak floor.

**Bay Fronted Sitting Room:** fireplace, fitted carpet, high skirting, picture rail, ornate corniced ceiling, bay window to front.

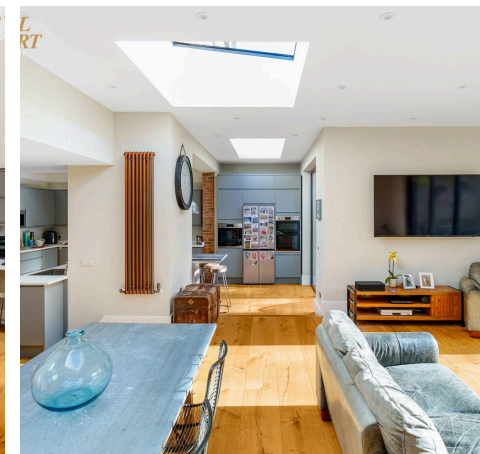
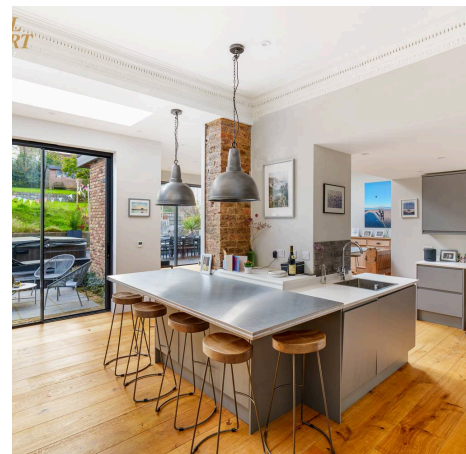
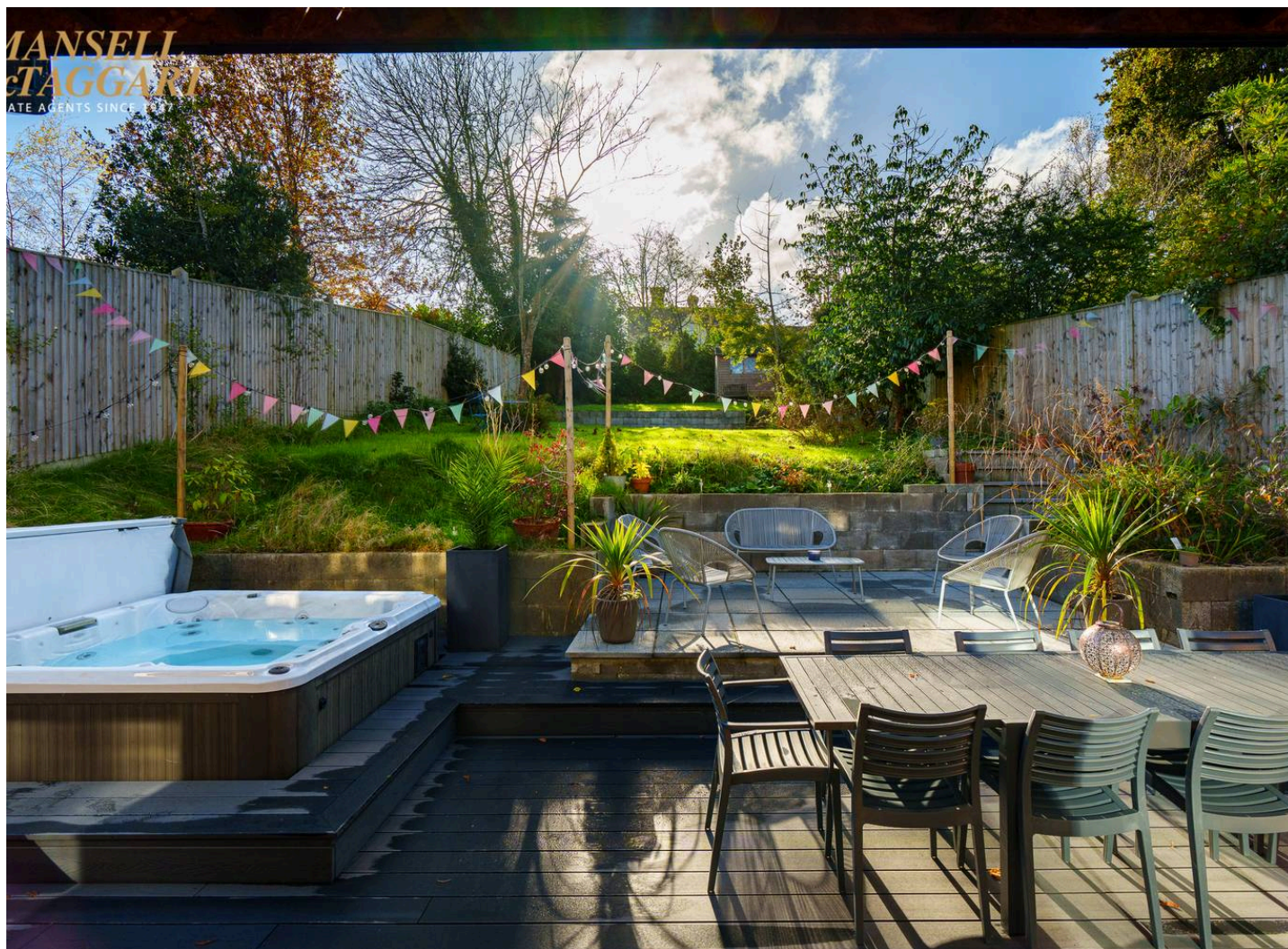
**Kitchen/Breakfast Room:** grey soft close eye and base units, white quartz work tops and returns, stainless steel breakfast bar, stainless steel sink unit with 'Proboil' tap, induction hob, integrated dishwasher, three ovens, American fridge freezer, solid oak floor with underfloor heating, ornate ceiling roof lantern, patio doors to rear garden.

**Family Room:** solid oak flooring with under floor heating, roof lanterns, patio doors to rear garden.

**Utility Room:** white high gloss soft close cupboards at eye and base level, solid wood work, tops and returns, stainless steel sink unit, appliance spaces, solid oak floor, 'Ideal' boiler, fitted coat and shoe storage, half glazed door to side.

**Cellar:** timber stairs, light and power.

**Council Tax Band: E - Energy performance rating: G**



# 10 Stanford Avenue

Hassocks

## First Floor:

**Landing:** carpet

**Bedroom Two:** fireplace, carpet, ornate coving, window's and door to **Balcony** to front. Distant views.

**Bedroom Three:** fitted WC, carpet, ornate coving, x two window's to front.

**Bedroom Four:** fireplace, fitted WC, carpet, ornate coving, window to rear. **Ante Room** provision for ensuite. Carpet, window to rear.

**Bathroom & Shower:** white suite, double ended bath, oversized shower with twin headed shower, low level WC, wash hand basin with drawers under, tiled floor with under floor heating, Velux and window to rear.

## Second Floor:

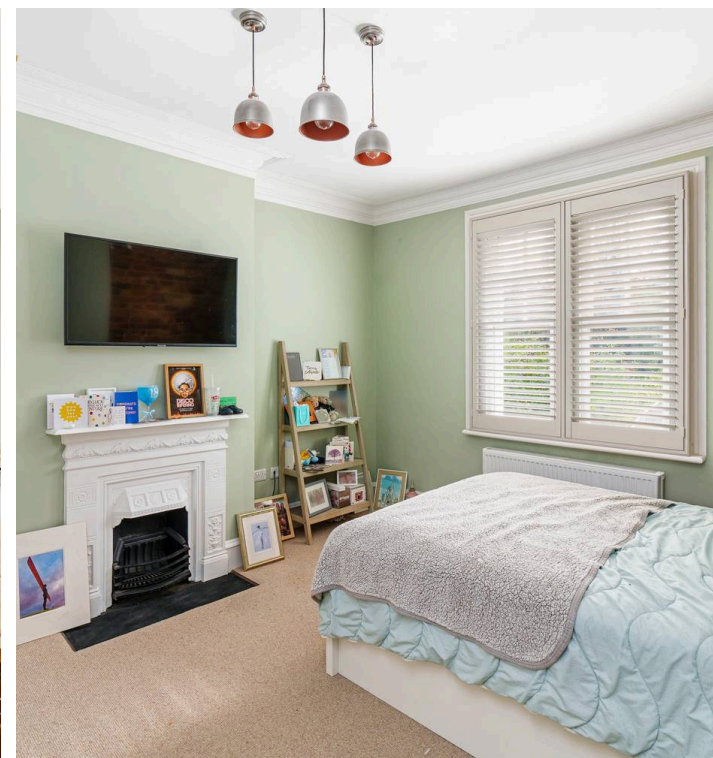
**Landing:** carpet, eaves & loft access, Velux window.

**Bedroom Five:** fireplace, fitted WC, carpet, Velux and window to rear.

**Double Aspect Bedroom One:** fireplace, fitted WC, carpet, eaves access:

**En suite:** white suite comprising both bath and separate shower enclosure. Vanity unit with onset wash hand basin, low level WC, tiled floor with underfloor heating, double glazed Velux

**Outside:** Driveway: parking for 3-4 cars

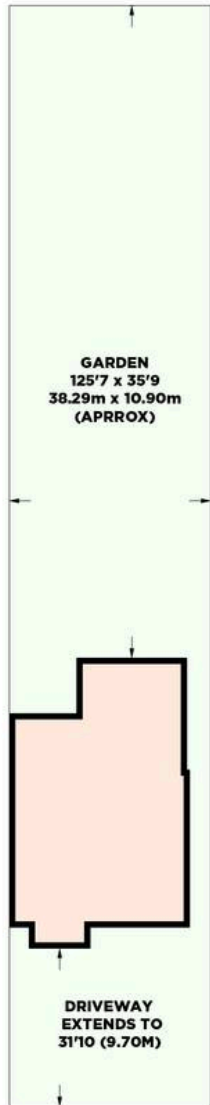


# 10 STANFORD AVENUE

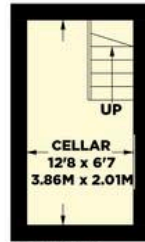


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING STORE / EAVES / CELLAR)  
**2448 sq ft / 227.4 sq m**

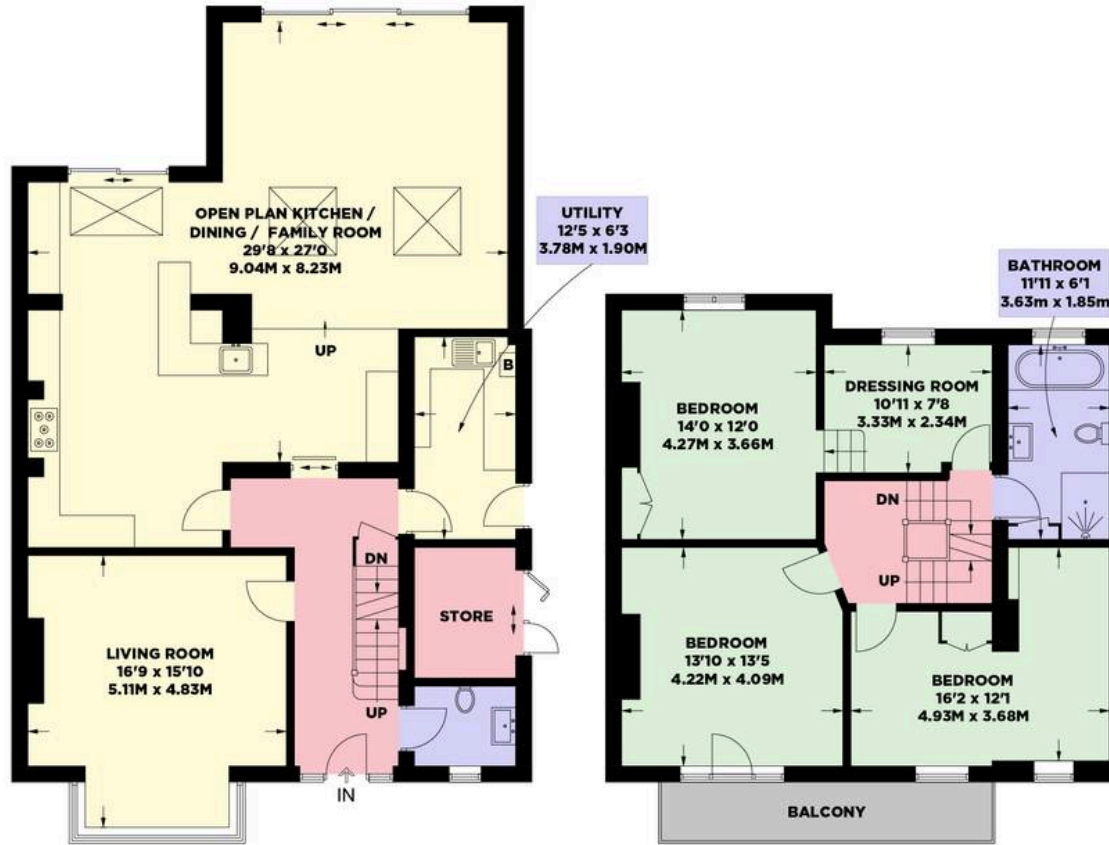
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING STORE / EAVES / CELLAR)  
**2584 sq ft / 240.1 sq m**



**Site Plan**

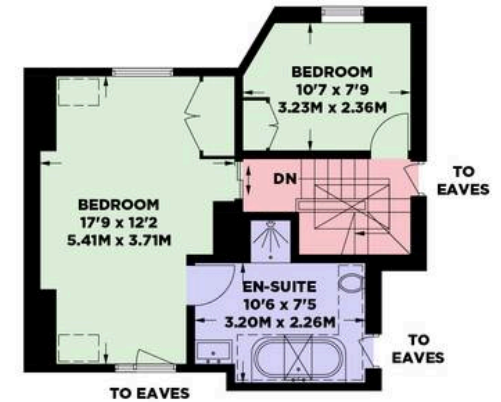


**CELLAR**  
83 sq Ft / 7.7 sq M



**Ground Floor**  
1229 sq Ft / 114.2 sq M

**First Floor**  
801 sq Ft / 74.4 sq M



**Second Floor**  
418 sq Ft / 38.8 sq M

- (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 calculations. All site plans are for illustration purposes only and are not to scale. 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.

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**MANSSELL McTAGGART**  
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