



69 Grand Avenue, Hassocks, BN6 8DD

£699,950

A well presented extended and improved four bedroom 1930's semi-detached house arranged over three floors. Enjoying its own private driveway, garage and 100' long enclosed rear garden. Situated in this tree line Avenue close to the heart of the village and all amenities including schools and a main line railway station.



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69 Grand Avenue

Hassocks

Entrance Porch: uPVC double glazed double doors to:

Hall: stairs to first floor, understairs cupboard, wood floor.

Bay Fronted Sitting Room: wood floor, fireplace, picture rail, uPVC double glazing, bay window to front, door to hall, opening to:

Dining Room: wood floor, working open fire, shelved storage cupboard, picture rail, doorway to hall, archway to:

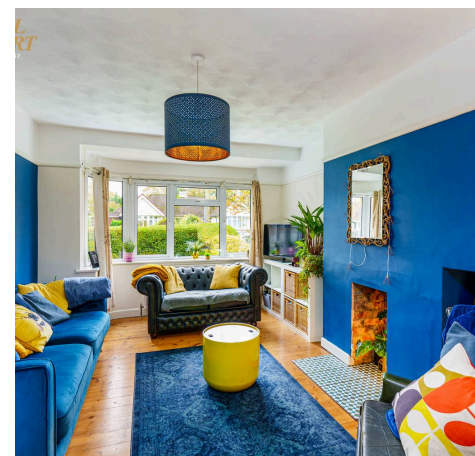
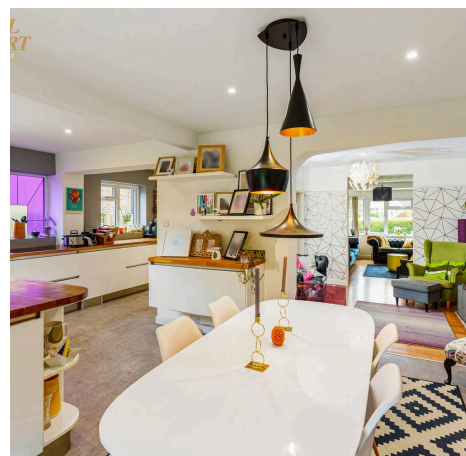
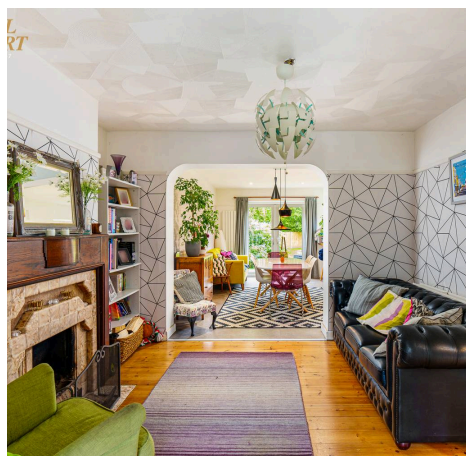
Extended Kitchen/Breakfast Room: hand made Italian kitchen by 'Hove Kitchens'. High gloss units, solid oak worktops, enamelled sink unit, quality 'Siemens' appliances, induction hob, integral dishwasher, integral larder, fridge freezer. Space and plumbing for washing machine, cupboard concealing 'Worcester' boiler, uPVC double glazed windows, feature opaque stained glass window, picture rail, breakfast bar, uPVC double glazed doors to rear garden, 'Karndean' flooring.

Stairs from Hall to **First Floor Landing:** uPVC double glazed oriel window, fitted carpet, stairs to second floor.

Bay Fronted Bedroom Two: fitted carpet, picture rail, uPVC double glazed bay window to front.

Bedroom Three: fitted carpet, picture rail, uPVC double glazed window to rear.

Bedroom Four: fitted carpet, picture rail, uPVC double glazed window to rear.



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Bathroom: white suite, panel bath with shower over and glass screen, vanity drawers with onset wash hand basin, tiled floor and splashback. uPVC double glazed window.

Separate Cloakroom: white suite, low level WC, vanity cupboard with onset wash hand basin, tiled floor, uPVC double glazed window.

Stairs to: **Second Floor Landing:** fitted carpet, uPVC double glazed window. Door to:

Double Aspect Master Bedroom: fitted carpet, eaves storage, two double glazed 'Velux' windows with views to the South Downs national park, uPVC double glazed window's and double doors and Juliet balcony to rear.

Ensuite Shower: white suite, oversized shower cubicle, low level WC, vanity cupboard with onset wash hand basin, tiled floor, tiled splashback, uPVC double glazed window.

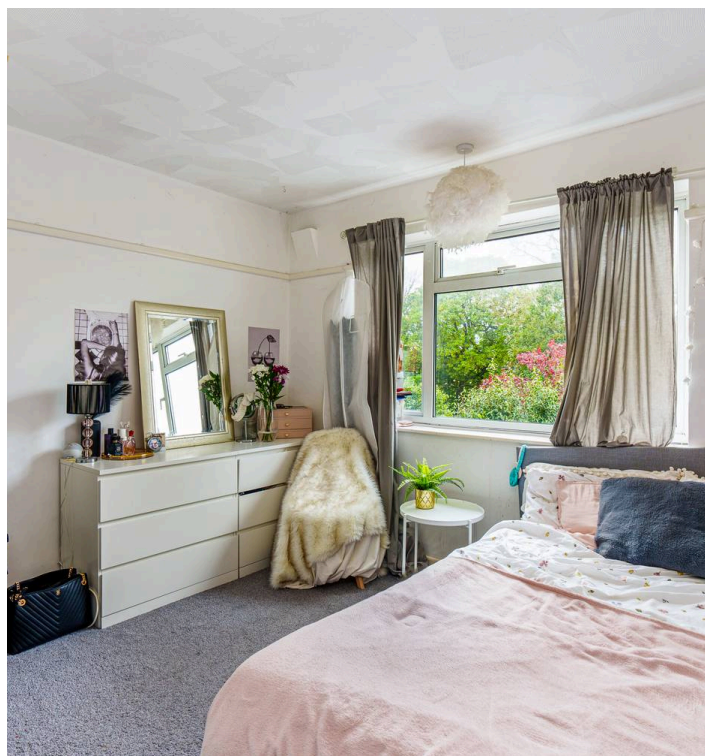
Front Garden: lawn with hedge border.

Private Double Width Drive: brick paved, parking for 2-3 cars and access to **Garage** up and over door, light and power, uPVC double glazed door to front garden.

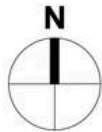
Long 100' Rear Garden: paved patio, lawn, ornamental pond, stocked mature borders, fully enclosed.

Agents Note: vendor is a Mansell McTaggart staff member

- Council tax band: D, Energy performance rating: D

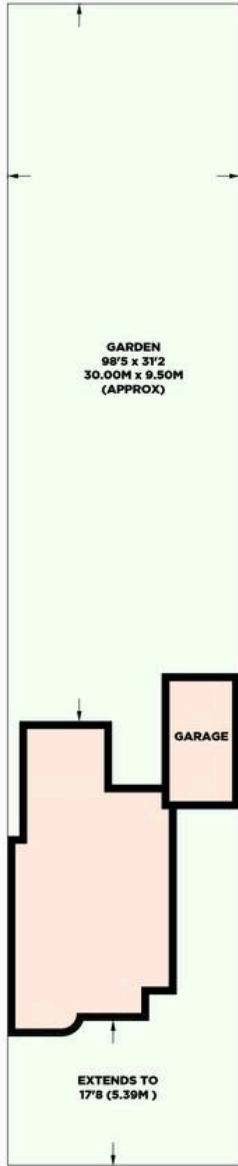


69 GRAND AVENUE

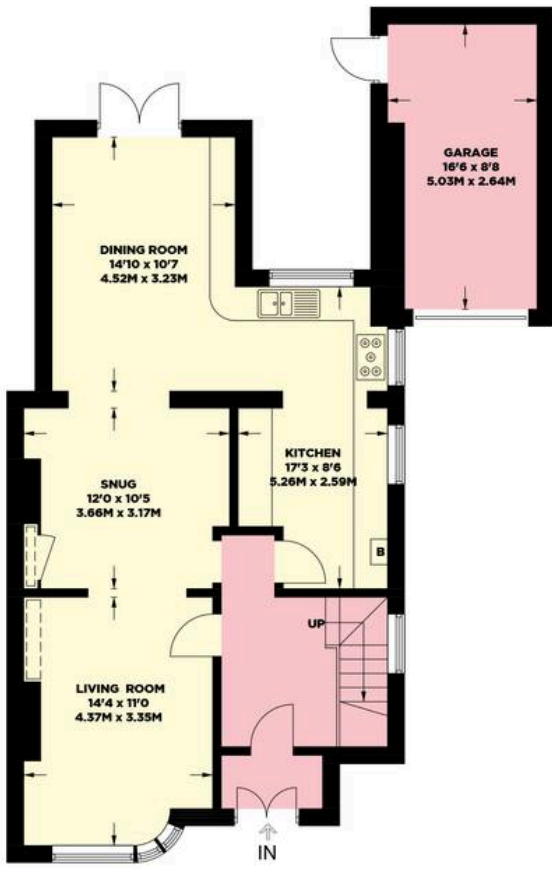


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE)
1545 sq ft / 143.5 sq m

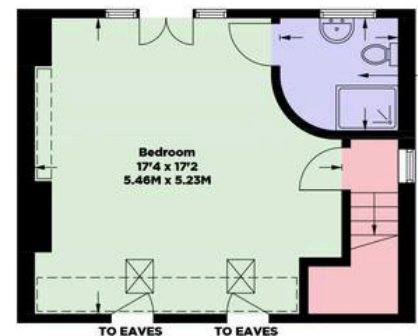
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE)
1737 sq ft / 161.4 sq m



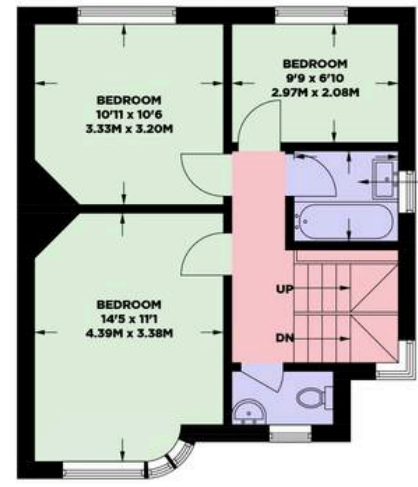
Site Plan



Ground Floor
731 sq Ft / 67.9 sq M



Second Floor
365 sq Ft / 33.9 sq M



First Floor
496 sq Ft / 46.1 sq M

- 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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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 area 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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MANSSELL McTAGGART

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