



109 Grand Avenue, Hassocks, BN6 8DG

£600,000



**MANSELL  
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# 109 Grand Avenue

Hassocks

**Double Aspect By Fronted Bedroom One:** double glazed bay window to front, double glazed window to side. Stone fireplace with fitted coal effect gas fire.

**Double Aspect Bedroom Two:** double glazed window's to front and side, fitted wardrobes.

**En-suite:** low level WC, pedestal wash hand basin, fully tiled, extractor fan.

**Bedroom Three:** double glazed window to side, fitted wardrobes.

**Bathroom:** coloured panel enclosed bath, wash hand basin, double glazed window, extractor fan, tiled walls.

**Re-fitted Double Aspect Kitchen/Breakfast Room:** light wood units at eye and base level with chrome rail door furniture, granite worktops and upstands, integrated fridge, 'Neff' double oven and plate warming drawer. 'Neff' four ring gas hob, 'Neff' microwave, cupboard concealing modern 'Glow Worm' boiler, double glazed window to side, window and door to:

**Living Room:** wide double glazed patio doors to rear garden, fitted shelved storage cupboards, door to garage, door to utility lobby, glazed concertina door to:

**Dining Room:** high level wall shelving.

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# 109 Grand Avenue

Hassocks, Hassocks

An extended three bedroom link detached bungalow offering excellent further extension potential and updating opportunities, offered for sale with early vacant possession and no onward chain, in this mature residential Avenue close to both the village centre, main line railway station and open countryside.

Council Tax band: E

Tenure: Freehold

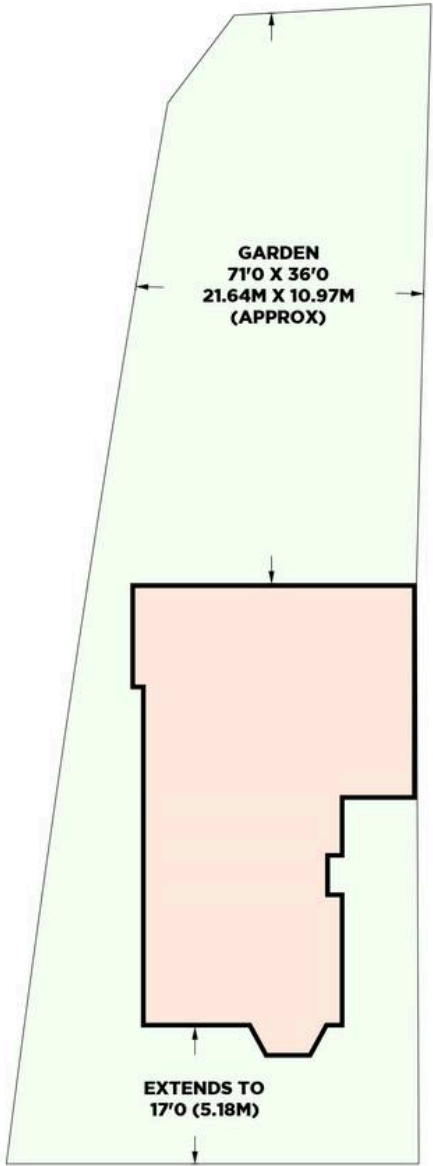
- Extended link detached bungalow
- Excellent further extension potential into the loft as has been the case in several neighbouring properties (STANC)
- Refitted kitchen with solid granite worktops
- Gas fired central heating and double glazed windows and external doors
- 71' x 36' enclosed and secluded garden
- Own long private driveway leading to attached single garage
- Two separate reception rooms
- Versatile and adaptable accommodation all on one floor
- Close to village amenities and open countryside
- EPC: D, Council Tax: E



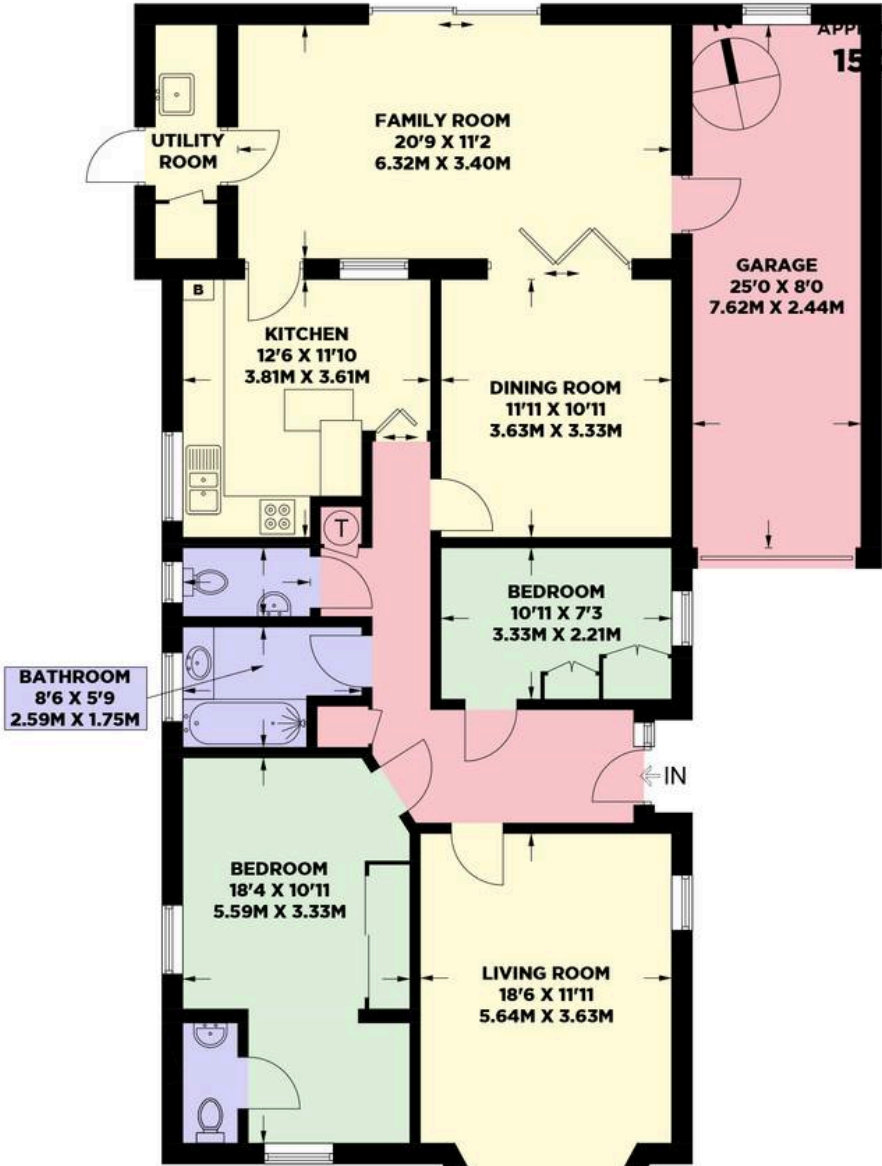


# 109 GRAND AVENUE

APPROXIMATE GROSS INTERNAL AREA  
1501 sq ft / 139.5 sq m



Site Plan



Ground Floor

- 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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