



31 Grand Avenue
HASSECKS | WEST SUSSEX | BN6 8DE

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Situation

A significantly extended and remodelled detached family house, benefiting from a modern specification and occupying a central village location within easy walk of the mainline train station

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

Situated in a central location within easy walk of the High Street and mainline train station, this significantly enlarged and enhanced family house has been extended and remodelled to cater for the modern lifestyle. The split level open plan kitchen/dining/family room is the hub of the house with a commanding contemporary kitchen showcasing a range of high specification integrated appliances and centre island with breakfast bar and large light bi-fold doors leading out onto the rear garden making it a perfect space for entertaining. There are also further reception rooms including a sitting room, playroom and tv room along with a useful utility room with space and plumbing for extra appliances. Stairs lead to the first floor where 5 double bedrooms and a modern family bathroom and cloakroom/w.c. reside. 2 of the bedrooms are serviced by en-suite shower rooms including the principal bedroom that also benefits from a large walk in dressing room. The property has been finished to a high specification and benefits from underfloor heating to the whole of the ground floor with solar panels and cat 5 wiring throughout. The rear garden extends to the west and is predominantly laid to lawn with a large children's play area filled with rubber chippings to one side. The driveway to the front of the property provides off street parking and access to the integral garage with electronically controlled roller door.



Kitchen

- » Modern wall and base units
- » 'Quartz' worksurfaces
- » Integrated 'CDA' fridge
- » Integrated 'CDA' freezer
- » Integrated 'CDA' wine fridge
- » Integrated 'Bosch' dishwasher
- » 2 integrated 'Zanussi' electric ovens
- » Integrated 'Zanussi' combination oven and warming drawer
- » Island unit with 'Quartz' worksurfaces and breakfast bar
- » Inset 5 point electric induction hob
- » Inset downdraft extractor fan



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Bathrooms

Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite
- » Modern wash hand basin with drawers under
- » Heated ladder style towel radiator



Principal En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator

En-Suite Shower Room

- » Corner shower cubicle with wall mounted shower, hand shower attachment and glazed door
- » Low level w.c. suite
- » Wash hand basin with drawer under
- » Heated ladder style towel radiator



Specification

- » Gas fire 'Worcester' boiler located in the loft space
- » Solar panels
- » CAT 5 wiring throughout
- » Underfloor heating to the whole of the ground floor
- » LVT flooring throughout the whole of the ground floor
- » Utility room with humidity extractor
- » Garage with electronically controlled roller door
- » West facing rear garden



External

The property is approached over a pathway to the front door flanked on either side by lawn, shrubs and hedgerow. A driveway provides off street parking for and access to the garage with electronically controlled roller door. The rear west facing garden is predominantly laid to lawn with a children's play area bordered by railway sleepers and filled with rubber chippings. specimen trees line the border and there is the benefit of a raised vegetable bed.





Transport Links from 31 Grand Avenue

Hassocks Train Station	approx. 0.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Grand Avenue, Hassocks, BN6 8DE

Approximate Gross Internal Area = 222.4 sq m / 2394 sq ft

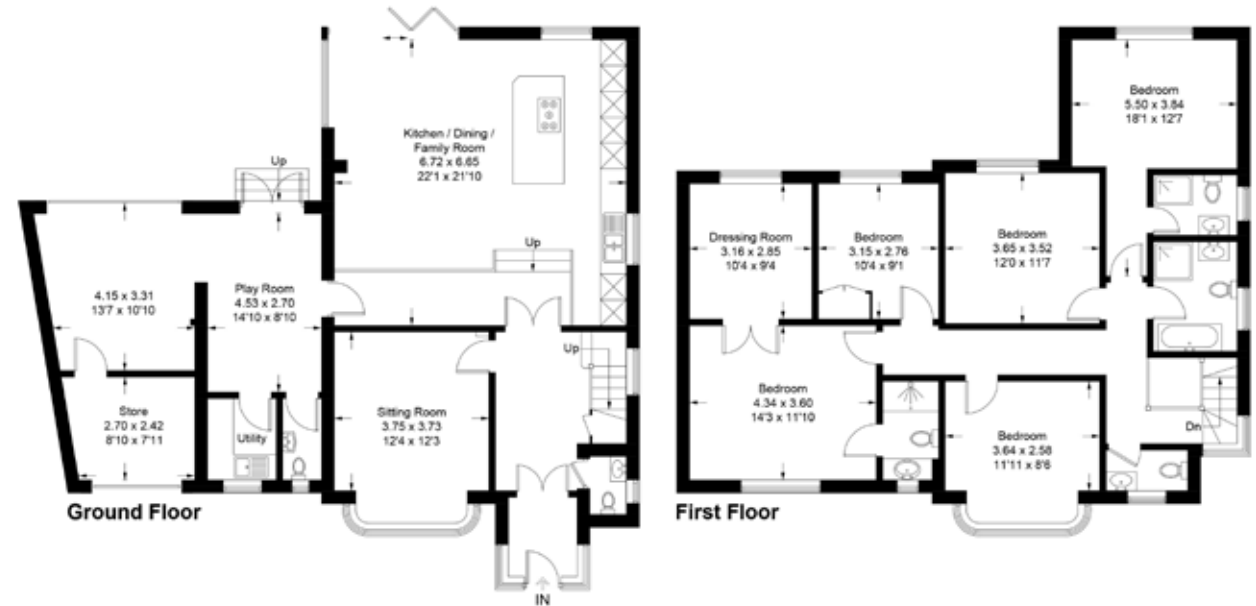


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A buyer is advised to obtain verification from the solicitor.

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