



32 Manor Avenue

HASSOCKS | WEST SUSSEX | BN6 8NQ

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Situation

An extended and modernised semi-detached chalet bungalow situated along a popular and sought after residential road benefiting from a large south facing rear garden, detached studio and having views of the South Downs

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.

Having been thoughtfully updated and extended over the years this contemporary styled chalet bungalow offers flexible accommodation across two floors with excellent scope for further enlargement (stnc). The ground floor features a spacious sitting room with a focal fireplace, a separate dining room and a double bedroom served by the family bathroom. The kitchen (extended in 2018) is fitted with a range of high quality appliances and provides a stylish practical and light space with vaulted ceilings. Upstairs, there are two further bedrooms and a W.C., with the principal bedroom enjoying a double aspect and wonderful views towards the South Downs. The south facing rear garden has been extensively landscaped and now includes a large decked terrace directly adjoining the property, perfect for entertaining as well as a contemporary clad studio with light, power and water. Predominantly laid to lawn, the garden is lined with apple trees and offers a dedicated play area. Access to the garden is via a shared driveway to the side of the property.



Overview

Kitchen

- » Shaker style wall and base units with Inset 5 ring 'AEG' gas hob extractor fan over
- » 2 Integrated 'AEG' electric ovens
- » Integrated 'Bosch' dishwasher
- » Integrated 'CDA' tumble dryer
- » Integrated 'Zanussi' washing machine
- » Integrated full height fridge and freezer
- » Fitted 'CDA' wine fridge

Bathroom

- » Panelled bath with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

Specification

- » Wall mounted 'Ideal' gas fired boiler
- » Landscaped south facing rear garden
- » Contemporary timber studio with light, power and water

External

The property is approached over a shared driveway with access to the garage. The front garden is hard landscaped providing off street parking. Access to the rear garden is via a timber gate where a large decked terrace adjoins the full length of the rear of the property. Steps lead down to an expanse of lawn bordered by well stocked shrub and plant beds and specimen fruit trees. The rear of the garden has a all shed and a dedicated children's play area with a mulch ground covering.





Transport Links from 32 Manor Avenue

Hassocks Train Station	approx. 0.8 miles
Haywards Heath Train Station	approx. 6.6 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9.5 miles
Gatwick Airport	approx. 23 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.

Manor Avenue, Hassocks, BN6 8NQ

Approximate Gross Internal Area
97 sq m / 1044 sq ft
Studio = 13.7 sq m / 147 sq ft
Total = 110.7 sq m / 1191 sq ft

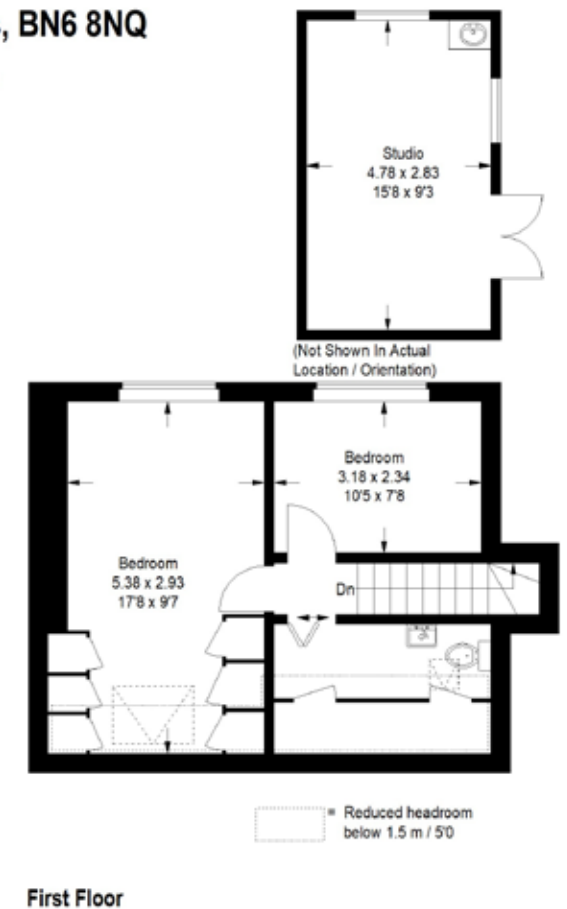
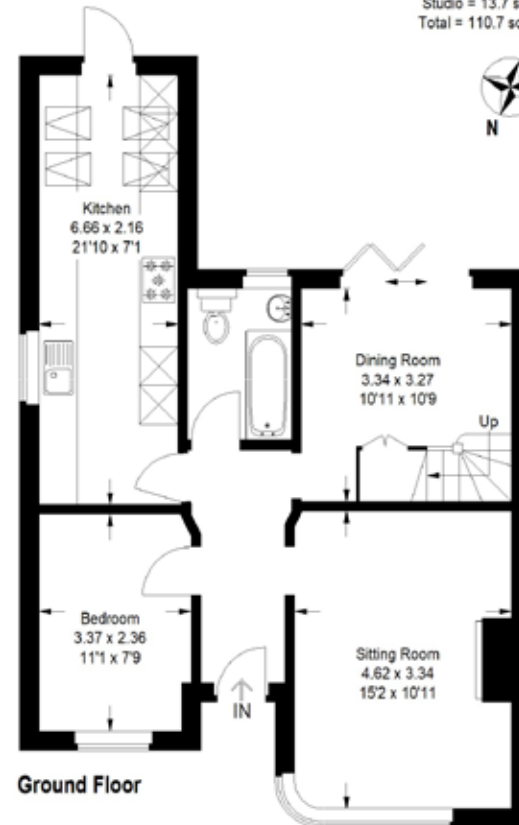


Illustration for identification purposes only, measurements are approximate, not to scale.
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A buyer is advised to obtain verification from the solicitor.

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