



24 Stanford Avenue
HASSECKS | WEST SUSSEX | BN6 8JJ

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Situation

A significantly updated and extended period semi detached family house arranged over 3 floors, situated in an enviable position close to the mainline railway station with off street parking

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.

This imposing and character filled period property has been recently extended and offers spacious well-appointed rooms over 3 floors. The charm and many period features indicative of its era have been blended with a modern extension to the rear of the property creating a more contemporary layout much suited to the more modern day lifestyle. The kitchen/ breakfast room benefits from modern yet elegant units and quartz worksurfaces along with a range of integrated appliances. Vaulted ceilings and bi-fold doors to the rear garden flood the room with light. There are 2 further reception rooms including the drawing room with sizable bay window and open fireplace at the front of the property. There is also the benefit of a useful utility room. Stairs lead to the first floor where 3 bedrooms reside serviced by a 'Jack & Jill' bathroom with free standing roll top bath and a family shower room. Stairs from the landing lead to the second floor where 2 further bedrooms reside serviced by a cloakroom/w.c. Bi-fold doors from the kitchen open onto the sizable and private rear paved terrace perfect for entertaining. Steps lead up to a large expanse of lawn bordered by established well maintained hedgerow and trees. A paved driveway at the front of property provides off street parking and access to the attached garage and borders an area lawn.



Kitchen

- » Shaker style wall and base units
- » Quartz worksurfaces
- » Space for gas range cooker with extractor fan over
- » Quartz splash back
- » Space for 'American Style' fridge freezer
- » 'AEG' integrated dishwasher
- » Karndean flooring
- » Vaulted ceiling
- » Bi-fold doors



Bathrooms

First floor 'Jack & Jill' Bathroom

- » Free standing roll top bath with centre mounted traditional style taps and hand shower attachment
- » Glazed shower cubicle with wall mounted shower
- » Traditional style pedestal wash hand basin
- » Ceramic tiled floor



First Floor Shower Room

- » Large walk in shower with hand shower attachment and glazed screen
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator

Second Floor W.c.

- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Karndean flooring



Specification

- » Wall mounted 'Worcester' gas fired boiler and unvented system located in the garage
- » Underfloor heating to the kitchen/breakfast/family room
- » Useful utility room



External

The property is approached over a paved driveway with parking for a couple of cars, access to the attached garage and is flanked on one side by an area of lawn. A large paved terrace adjoins the rear of the property with steps up to large area of lawn bordered by well stocked shrub and plant beds, mature trees and hedgerow. There is also the benefit of a large greenhouse.





Stanford Avenue, Hassocks, BN6 8JJ



Illustration for identification purposes only, measurements are approximate, not to scale.
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Transport Links

Hassocks Train Station	approx. 0.2 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5.8 miles
Brighton	approx. 7.8 miles
Gatwick Airport	approx. 22 miles

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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.

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