



## Hassocks Farm Cottage

STANFORD AVENUE | HAS SOCKS | WEST SUSSEX | BN6 8JL

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# Situation

A centrally located mid terrace period house benefiting from a detached garage and off street parking and being within minutes' walk of the mainline train station and the centre of the village

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.

Hassocks Farm Cottage, believed to date back to the 1880's is tucked away along a popular and enviable road just a short walk from the mainline train station and the centre of the village. A sizable open plan double aspect sitting room provides the majority of the reception space on the ground floor along with a recently refitted kitchen with oak block worksurfaces and a range of integrated units. Stairs lead to the reconfigured first floor where a family bathroom and 3 bedrooms reside. Both the front and rear garden are predominantly hard landscaped for ease of maintenance. The private walled rear garden is interspersed with raised plant beds and a paved patio. There is useful storage in the form of a garden shed. A detached garage is accessed via the rear garden and Stanford Close with a driveway providing off street parking for a car.





# Overview

## Kitchen

- » Shaker style wall and base units
- » Oak block work surfaces
- » Inset 'Butler Style' sink
- » Fitted electric oven
- » Fitted fridge freezer
- » Fitted dishwasher
- » Fitted washing machine

## Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin with cupboard under
- » Tiled floor and walls

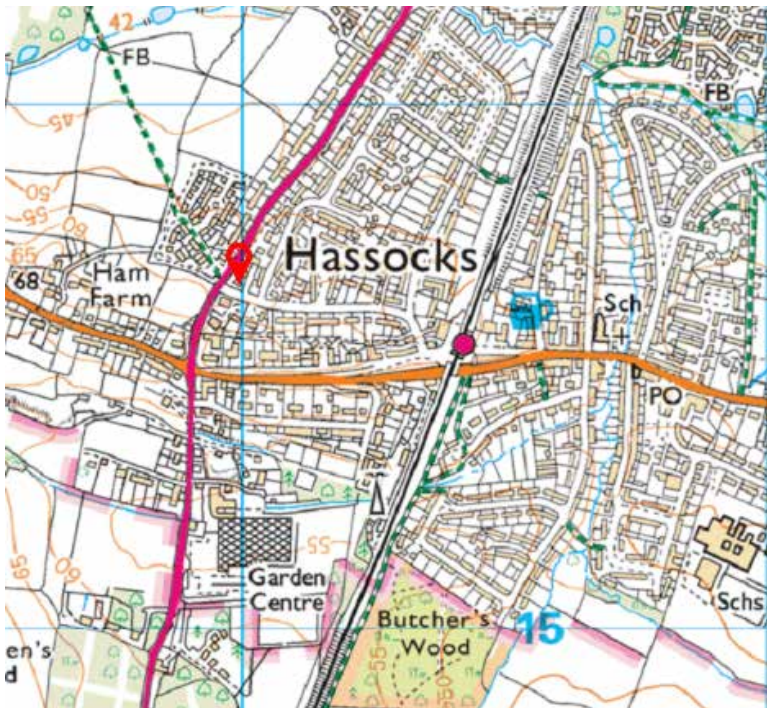
## Specification

- » Wall mounted 'Potterton' gas fired boiler located in the kitchen
- » Detached garage and off street parking for a car
- » Low maintenance front and rear gardens

## External

The property is approached via a wrought iron gate and over a paved path to the front door. The low maintenance front garden is hard landscaped with well stocked mature shrub beds. Steps from the back door lead down to an area of shingle and a paved patio bordered with raised well stocked plant beds. There is the benefit of a useful garden shed along with a rear personal door to the detached garage. Vehicular access to the front of the garage is via Stanford Close with a driveway providing parking for a car.





## 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.

## Stanford Avenue, Hassocks, BN6 8JL

Approximate Gross Internal Area = 72.6 sq m / 781 sq ft

Garage = 13.0 sq m / 140 sq ft

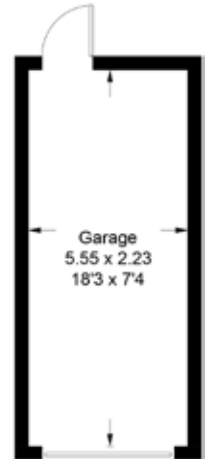
Total = 85.6 sq m / 921 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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