

71 | GRAND
AVENUE

WELCOME HOME

If you're looking for a detached character home in the heart of Hassocks then this fabulous 1930s home on the sought-after Grand Avenue will surely appeal, being within walking distance of the village's mainline station, bustling High Street and reputable schools.

The home offers timeless kerb appeal and the curved bay window is a nod to the home's age.





FAMILY FRIENDLY FLEXIBILITY

The heart of the home is, without doubt, the 20ft x 16ft open plan sitting/dining room. The fireplace provides a natural focal point and this is a fabulous space for both modern family living and entertaining. Sliding doors seamlessly connect the inside with the out and provide a pleasing vista over the pretty garden. The connection with the conservatory creates even more living space and flexibility, which is a real theme of this home.



To the front you'll find a traditional and generously sized reception room, with curved bay window with bespoke plantation shutters, that provide privacy whilst allowing the natural light to flood in. This room is currently used as a ground floor bedroom but offers incredible versatility and could easily be a sitting room, dining room or play room. For those who work from home, the study will be the ideal retreat during the working day. This space could also be used as a teenager's den, great for hiding away the Playstation.



THE KITCHEN

The kitchen offers a generous and practical layout, ideal for everyday family life. The room is dual aspect, allowing natural light to pour in from both sides, and features a useful breakfast area with views over the garden. There's plenty of storage with a range of wood-effect cabinets and ample worktop space, while the tiled splashbacks and coordinating flooring add a cohesive finish. The space includes room for freestanding appliances and has clearly been designed with function in mind, making it a reliable and user-friendly hub of the home. If a more open plan kitchen is required, there is always scope to knock through to living room. This would create an exceptional open plan kitchen/dining/family room that offers a superb connection with the garden.





THE MASTER SUITE

The staircase is flooded with natural light, thanks to a double-glazed window at its base and a striking corner window partway up the stairwell—a beautiful nod to the 1930s architectural style and its emphasis on light and space.

The master suite is a standout feature of the home. Recently redecorated and fitted with new carpet, this generously sized room boasts a large, curved bay window with contemporary white shutters. A step down leads to the dressing area, complete with built-in wardrobes and ample space to get ready, flowing through to the adjoining en-suite featuring a walk-in shower, bidet, sink, and WC.

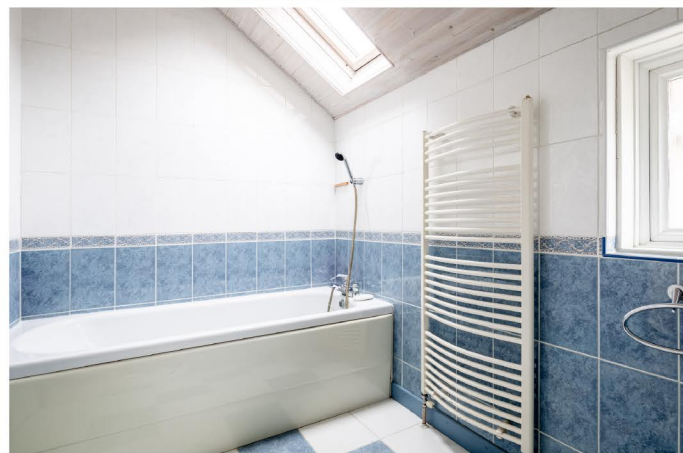


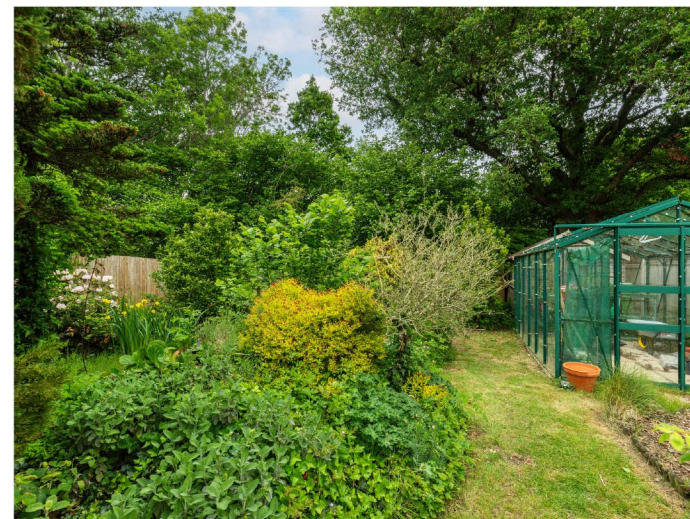
OFF TO BED

The two rear bedrooms are both doubles too and have been recently redecorated in tasteful neutral tones, each with newly fitted light-coloured carpets. One of the bedrooms benefits from a built-in wardrobe and a handy washbasin.

These are both served by the family bathroom which is well-equipped with a bath, separate shower, and sink. The separate cloakroom is conveniently located just outside at the top of the stairs, handy for those busy family mornings.

The home is fully double glazed, has gas fired central heating and access to an Ultrafast fibre broadband connection.





STEP OUTSIDE

Stepping outside the elevated patio that spans the rear of the house and extends from the conservatory—an ideal spot for outdoor dining or relaxing. The mature rear garden is rich with established trees and shrubs, offering privacy and seasonal interest. Further down the garden is a greenhouse and garden shed, perfect for keen gardeners. As you explore further, the garden begins to wrap around, revealing a hidden pond—an unexpected and tranquil feature—along with a second, smaller pond tucked away, adding to the garden's charm and natural appeal.

At the front of the property, there is driveway parking for two vehicles, access to an integral garage, and an area of lawn framed by established planting, creating a welcoming first impression.



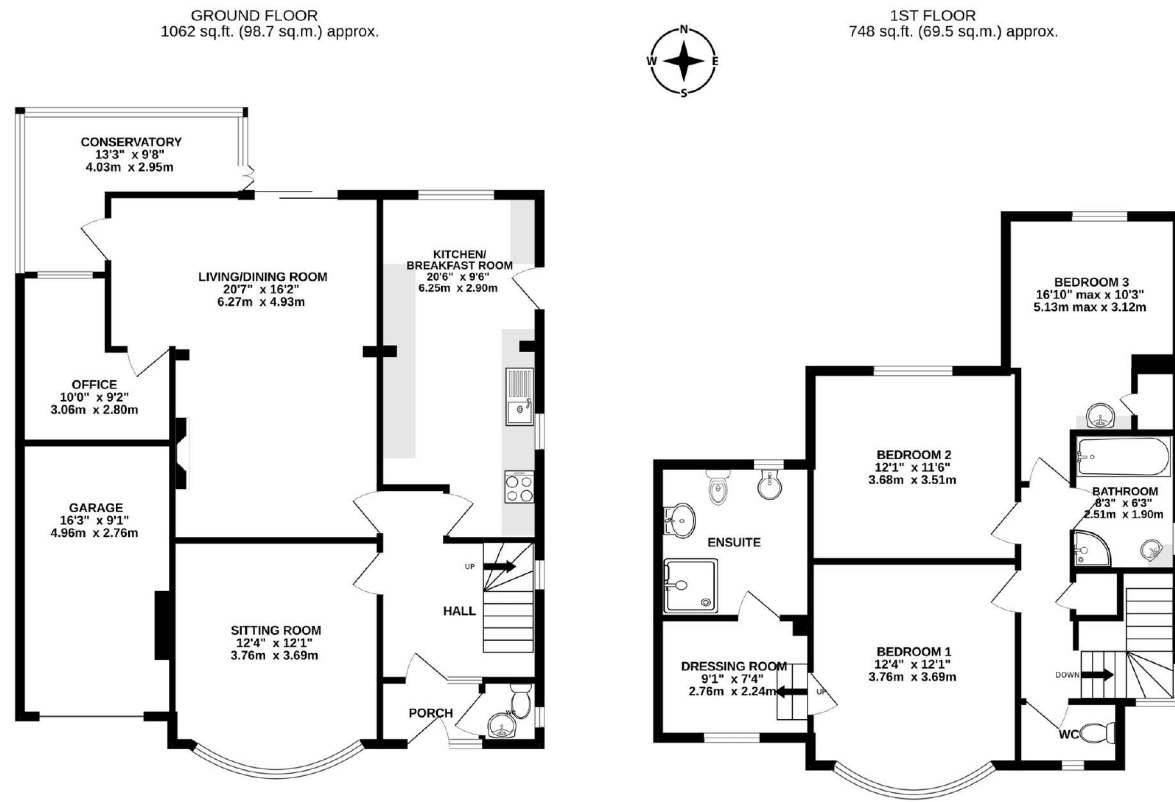
OUT & ABOUT

Grand Avenue is a sought-after and established residential road of predominantly 1930s homes in the very heart of charming Hassocks. This home is just an eight-minute walk from the village High Street. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years – Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is only a 5-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M).

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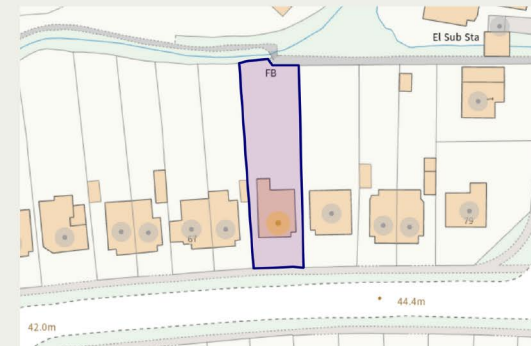


TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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The Finer Details

Tenure: Freehold
Title Number: SX6859
Local Authority: Mid Sussex District Council
Council Tax Band: E
Available Broadband Speed: Ultrafast Fibre:
Plot Size: 0.15 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally to satisfy themselves.



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