



4 Manor Avenue, Hassocks, BN6 8NG

£700,000

This 1930's four bedroom loft converted and ground floor extended family home is situated within easy walking distance to Hassocks village with all its useful amenities and local schools as well as Hassocks mainline station. The property offers many key features and viewing comes highly recommended.



**MANSELL
McTAGGART**
Trusted since 1947

4 Manor Avenue

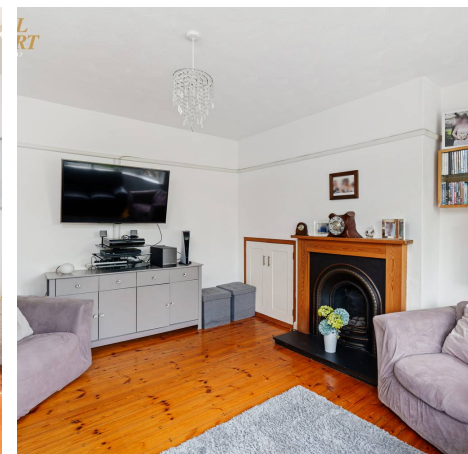
Hassocks

The entrance porch leads into a ground floor hallway with stairs rising to the first floor and understairs cupboard housing the Worcester combi boiler. A living room with feature fireplace and large bay window, a useful downstairs WC with utility space. The open plan lounge/kitchen diner offers good living and dining space and the fitted kitchen has a selection of eye level and base units as well as space for a range oven, fridge freezer and dishwasher. French doors lead onto the south facing rear garden.

On the first floor there are three bedrooms and a family bathroom with underfloor heating, panelled bath, overhead shower attachment, wash hand basin and WC.

On the second floor the dual aspect master bedroom has views to the south downs and various eaves storage and useful cupboard storage. There is a ensuite shower room with its own cubicle, wash hand basin with vanity units and a WC. Outside the south facing rear garden has a large paved patio area leading onto a lawned area with various plants. The garage has been converted into a home office with power, lighting, underfloor heating and WIFI access, with a workshop storage facility at the front area. Side gate access to the front via the shared driveway. The front garden is paved and landscaped.

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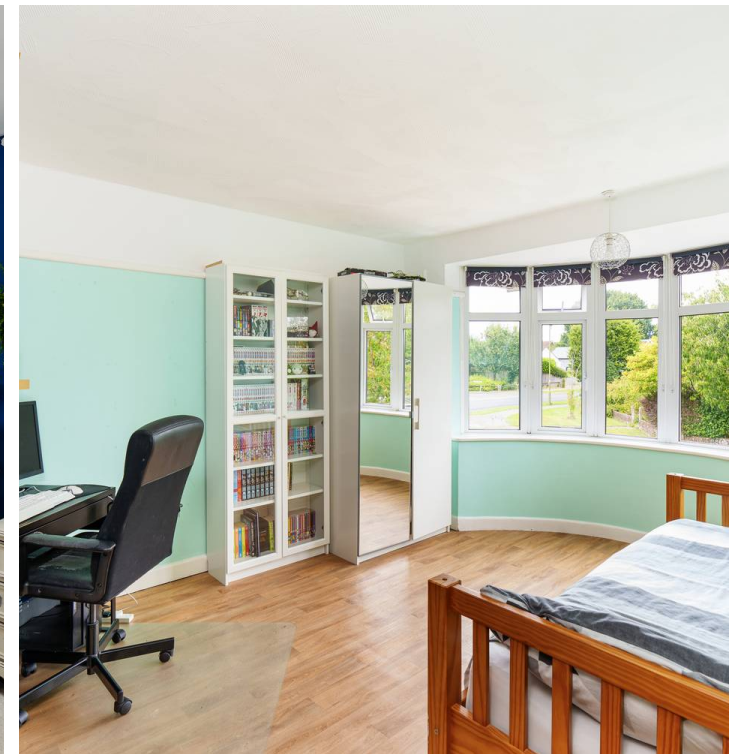
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- 1930's Four bedroom semi-detached house
- South facing rear garden
- Converted outdoor home office
- Loft converted master bedroom
- En suite shower room
- Downstairs WC with utility space
- Central village location
- Open plan extended kitchen diner
- EPC: C Council Tax: D

Manor Avenue is a pleasant road in the heart of Hassocks village close to all shopping facilities and walking distance of nursery, primary and secondary schooling. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

DIRECTIONS

From our offices turn left into Grand Avenue and at the mini roundabout turn left into Mackie Avenue and Manor Avenue can be found on the right hand side.



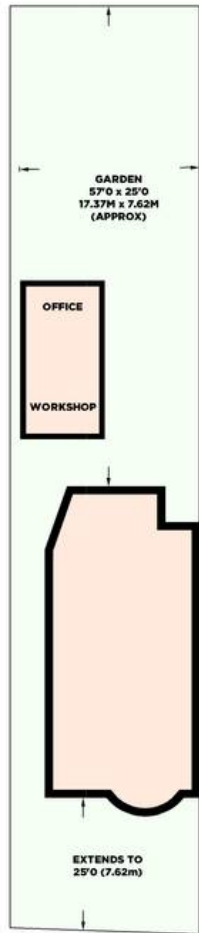
4 MANOR AVENUE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / OUTBUILDINGS)

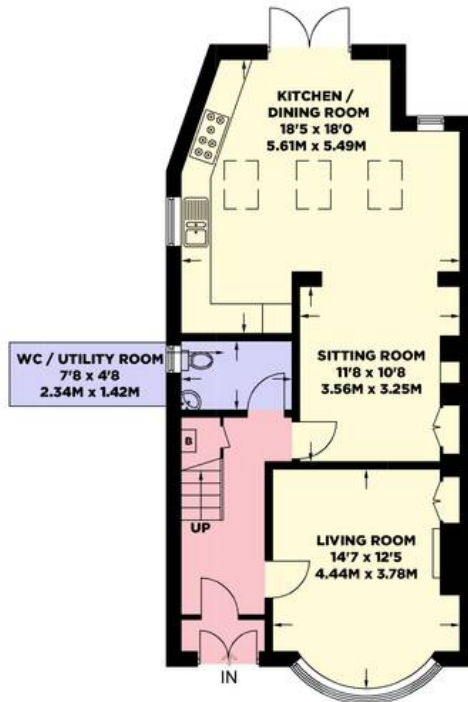
1636 sq ft / 152.0 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS/ OUTBUILDINGS)

1702 sq ft / 158.2 sq m



Site Plan



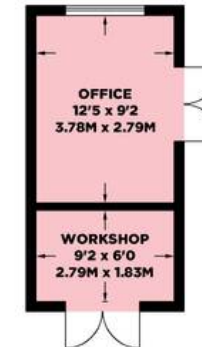
Ground Floor
719 sq Ft / 66.8 sq M



First Floor
466 sq Ft / 43.3 sq M



Second Floor
343 sq Ft / 31.9 sq M



Outbuilding
174 sq Ft / 16.2 sq M

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings shown is an approximate interpretation for illustrative purposes only.

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**MANSSELL
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**Certified
Property
Measurer**

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not signed the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.