



**MANSELL  
McTAGGART**  
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**7 Stanford Avenue, Hassocks, BN6 8JL**  
**£585,000**





## 7 Stanford Avenue

### Hassocks

A spacious four bedroom link detached family home with an 80' long fully enclosed rear garden, set back from the road behind a 58' long driveway. Convenient for the main line railway station and in turn village shops and schooling for all age groups. Offered for sale with vacant possession and no onward chain.

**Entrance Porch:** uPVC double glazed door to:-

**Hall:** fitted carpet, stairs to first floor, understairs cupboard, opens to Kitchen/Dining room and to Sitting Room, glazed door to:-

**Inner Hall:** ceramic tiled floor, personal door to Garage. Door to:-

**Cloakroom/WC:** White low level WC and wash hand basin, ceramic tiled floor, uPVC double glazed window.

**Sitting Room:** fitted carpet, fitted low-level oak bookcase/TV unit, uPVC double glazed windows and sliding door to rear garden.

**Double Aspect Bay Fronted Kitchen/Dining Room:**

**Kitchen:** White painted shaker style wall and base units, laminate worktops, tiled splashbacks, 'Leisure' 1 and half bowl and sink unit, cooker with concealed fitted hood over, under worktop fridge. Vinyl tiled floor, uPVC double glazed window to front.





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**Dining Area:** fitted carpet, tall shelved storage cupboard, uPVC double glazed window to side, uPVC double glazed bay window to front.

**Stairs** with fitted carpet to **First Floor**

**Landing:** fitted carpet, doors to all rooms, spacious range of storage/airing cupboards with sliding doors.

**Bay Fronted Bedroom One:** fitted carpet, uPVC double glazed square bay, window to front.

**Bedroom Two:** fitted carpet uPVC double glazed window to side.

**Bedroom Three:** fitted carpet, uPVC double glazed window to rear with views.

**Bedroom Four:** fitted carpet, uPVC double glazed window to rear with views.

**Family Bathroom/WC:** White suite, panel enclosed bath with power shower over, shower screen, pedestal wash hand basin, low level WC, tiled walls, uPVC double glazed window.

**Outside:** Front Garden: lawn & shrubs

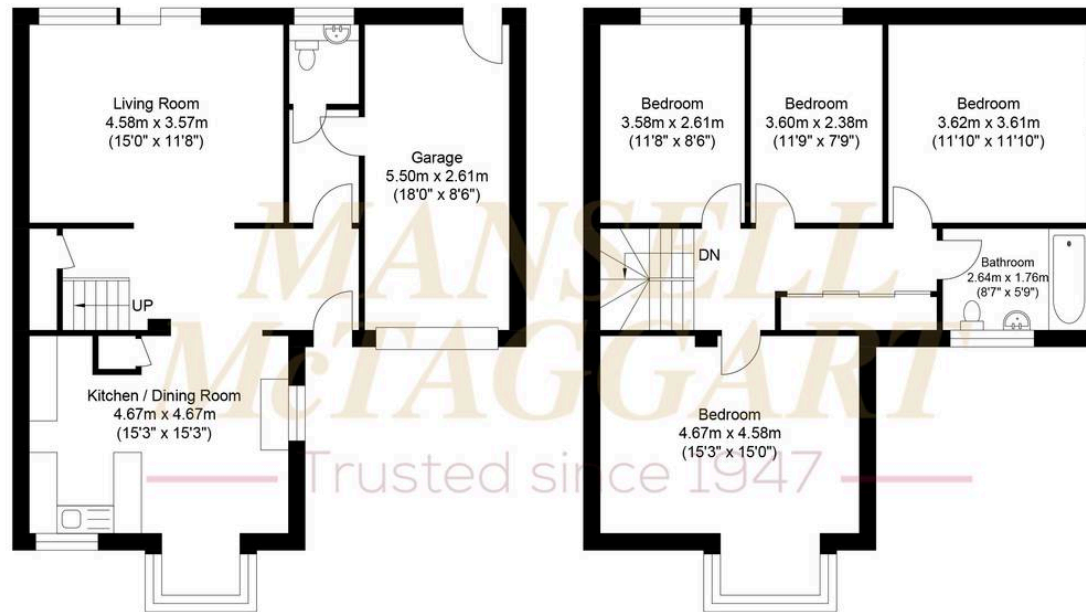
**Long Driveway:** 58' long with off street parking for 3 cars and access to the:-

**Integral Garage:** up and over door, lighting and power, plumbing for washing machine, door to Inner Hall and to:-

**Enclosed Rear Garden:** 80' long, patio lawns, mature shrubs and trees, outside tap, gated side access.



## Stanford Avenue



Ground Floor  
Approximate Floor Area  
713.0 sq ft  
(66.23 sq m)

First Floor  
Approximate Floor Area  
727.0 sq ft  
(67.54 sq m)

Approximate Gross Internal Area (Including Garage) = 133.77 sq m / 1440.0 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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