





32 Stanford Avenue

Hassocks

This substantial Victorian four bedroom semi detached house was built in the late 1800s and has been lived in and lovingly owned by the current owners for a number of years. Boasting many original features this home is one of a pair and is within walking distance to Hassocks mainline station. This truly is a unique opportunity to purchase a magnificent family home and internal viewing is highly recommended to appreciate the quality of the property.

The grand entrance hall has stairs rising to the first floor, with parquet flooring and two useful understairs cupboards, a large dining room with a feature fire place, bay window to front and high ceilings being the focal point of this room. The living room also has another feature fireplace and the room leads into a conservatory which has a fabulous grape vine situated within. The fitted kitchen dining room has a selection of eye level and base storage units, an AGA, integrated Neff oven and grill and Neff two ring ceramic hob, space for fridge freezer, dish washer and washing machine, a wall mounted glow worm gas boiler, a downstairs WC with sink and vanity storage unit and a door leading the rear garden and garage.



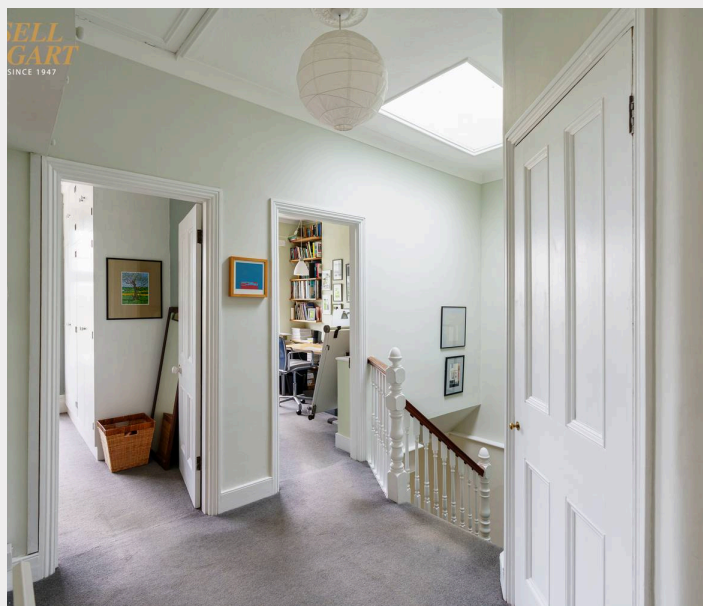
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Hassocks

On the first floor the large landing has a loft hatch and cupboard. Bedroom four which is currently used as an office has a bay fronted window, three further bedrooms two of which also have bay fronted windows and built in wardrobes are all generous doubles. The shower room has its own cubicle, sink, vanity unit and a light box. There is also a family bathroom comprising of freestanding bath, WC and wash handbasin and the water tank is housed in the airing cupboard.

Outside there is a garage with barn doors to the front, the garage can also be entered via the rear garden and has power and lighting. The south facing rear garden has been carefully landscaped and thought out with various areas, including a lower patio area with steps rising to a lawned area with established plants and borders including two apple trees, and a small pond. To the rear section of the garden it has more of a wild feel with growing areas suitable for various vegetables and herbs, a green house and a large out building. The garden is a wildlife haven that attracts such birds as woodpeckers, bees and butterflies to name but a few. The front of the property is mainly paved with established borders and off road parking for up to three cars.

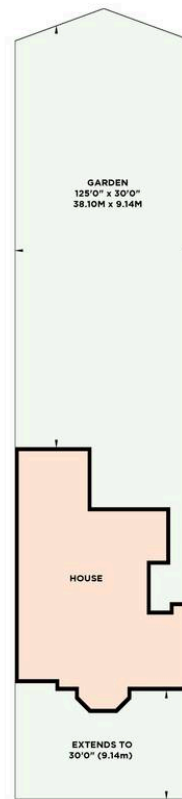
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STANFORD AVENUE

APPROXIMATE GROSS INTERNAL AREA
186.4 sq m / 2007 sq ft

INCLUDING LIMITED USED AREAS
10.4 sq m / 112 sq ft



Site Plan



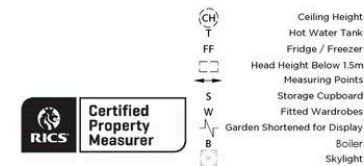
Ground Floor
95.4 sq m / 1027 sq ft

Garage
10.4 sq m / 112 sq ft

First Floor
80.6 sq m / 868 sq ft

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Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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