

47 Mackie Avenue

Hassocks

A beautifully presented extended four bedroom chalet bungalow, situated in a desirable location within ten minute's walk of Hassocks village offering access to the mainline station, schools and local amenities. The property has been lovingly looked after by the current vendors and boasts a truly wonderful west facing landscape rear garden which is the properties show stopper and must be seen to be appreciated.

The property is entered via the side of the house, leading into a hall area, with stairs leading to the first floor. On the ground floor off the hallway there is a ground floor bedroom and a substantially sized living room with bay fronted window with a feature log burner. There is also a shower room with its own shower cubicle and Aqualisa shower, fully tiled floor and walls, sink wash hand basin with vanity unit. A further bedroom with a bay onto the rear garden with French doors. The extended kitchen dining area which is eight years old has a modern fitted kitchen with a selection of eye level and base units shaker finish with wood worksurfaces, integrated appliances including, four ring gas hob, overhead extractor fan, oven and grill with built in microwave all Zanussi, integrated fridge freezer. The dining area has space for a washing machine, integrated dishwasher and space for a further fridge freezer, with French doors leading onto the west facing landscaped rear garden.



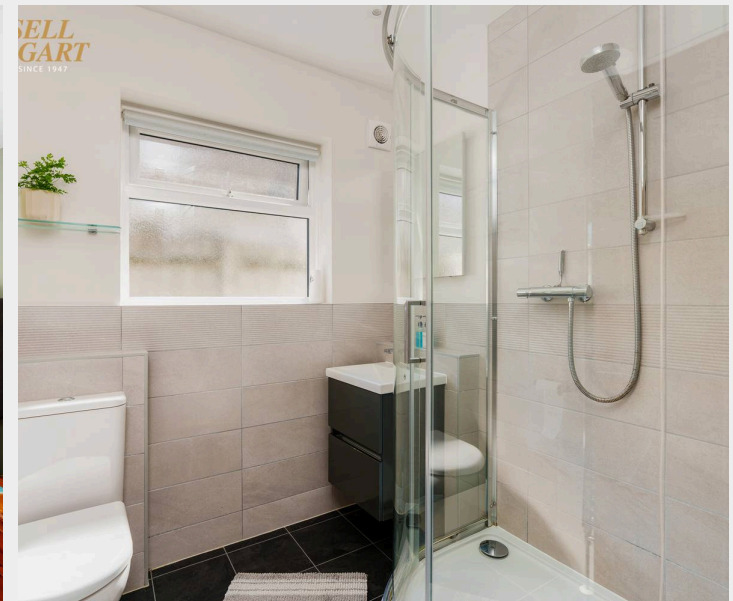
47 Mackie Avenue

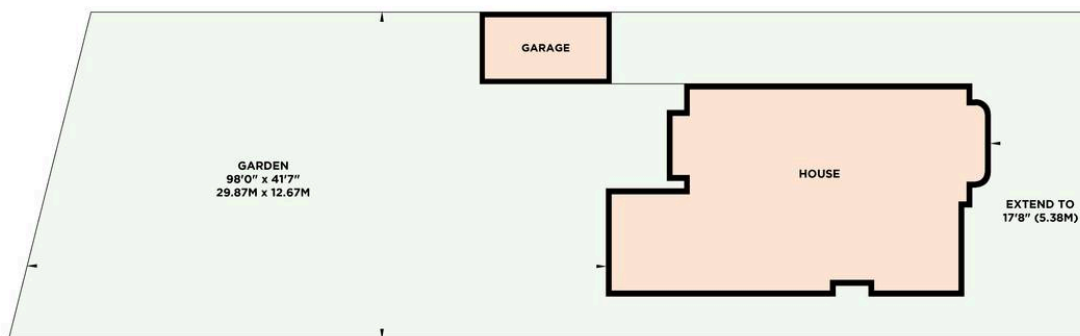
Hassocks

On the first floor there is a bathroom fitted with a panelled bath with shower attachment, sink and vanity unit, WC. There is also useful eaves storage from the landing. The large master bedroom is dual aspect with garden views and has a selection of built in wardrobes and storage cupboards.

Outside the beautifully landscaped garden has been cleverly thought out to create various areas, leading from a raised decked patio area with integral spot lighting which is ideal for entertaining and al fresco dining, surrounded by raised beds, steps lead down to a lower Brazilian slate patio area, and the Brazilian slate leads on via a walkway to the rear of the garden with lawned area to either side. There are various planted borders and a rear slated patio area which is a nice area to sit and relax in the shade when it gets too warm with a further raised bed and rear gate access to footpath. The garden has a selection of plants trees and plants such as Apple Tree, Pear Tree, acers, rhododendrons, lavender and white hydrangea to name but a few, the garden is known to be a haven for wildlife and has regular visitors such as Blue tits, bees and a various butterflies. There is also a gated access to both sides of the property and a garage with side access power and lighting and up and over door. The front garden has a lawned area with planted border and a driveway in front of the garage with parking for three cars.

EPC: D, Council Tax: E





Site Plan

MACKIE AVENUE

APPROXIMATE GROSS INTERNAL AREA

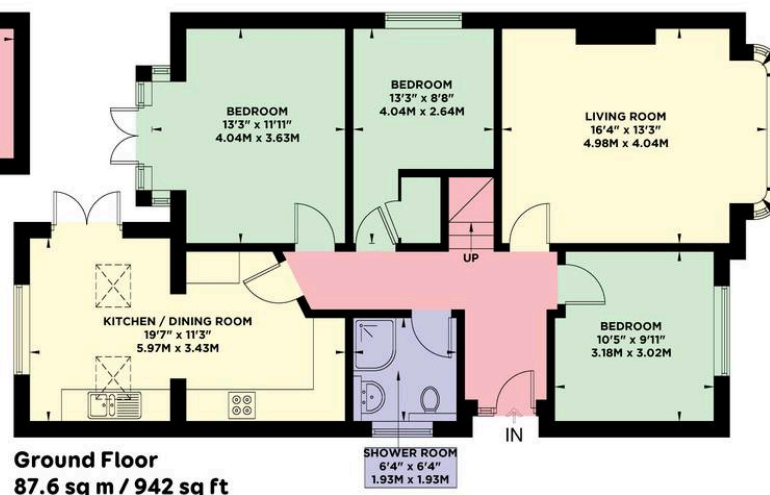
118.8 sq m / 1278 sq ft

INCLUDING LIMITED USED AREAS

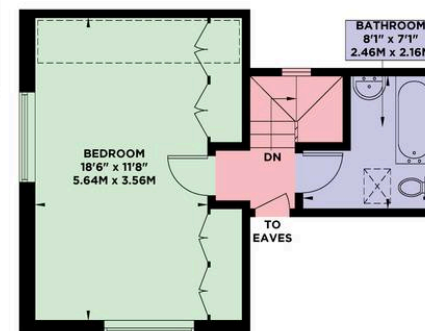
15.6 sq m / 167 sq ft



Garage
12.2 sq m / 131 sq ft



Ground Floor
87.6 sq m / 942 sq ft

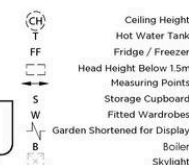


First Floor
31.2 sq m / 336 sq ft

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PROPERTY MARKETING

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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 and data shown is an approximate interpretation for illustrative purposes only.



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