



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



**44 Grand Avenue, Hassocks, BN6 8DE**  
**£725,000**





## 44 Grand Avenue

### Hassocks

This extremely well presented 1930's four bedroom extended semidetached house has a ground floor open planned extended kitchen diner and had a loft converted dual aspect master bedroom with ensuite shower room in 2023, the property is central to Hassocks Village with access to various local amenities, schools and Hassocks mainline station with links into both London and Brighton. The property is a fine example and internal viewing is highly recommended.

The entrance porch leads into the internal hallway with stairs rising to the first floor, on the ground floor the property comprises of a downstairs WC, a separate living room with bay fronted window and log burner, and extended open planned modern fitted kitchen and dining area built in 2017, the eye level and base units are of white high gloss finish with wooden work surfaces, integrated appliances, AEG oven and grill, four ring gas hob and over head extractor, fridge freezer and dish washer, a separate utility room with space for washing machine and tumble dryer bi fold doors lead onto the 55ft rear garden.





# 44 Grand Avenue

## Hassocks

On the first floor, the landing area has stairs rising to the second floor, three bedrooms one having a bay fronted window, a separate WC and modern family bathroom with free standing bath, shower attachment, wash hand basin and vanity unit. On the second floor there is a boiler cupboard with mega flow tank and Worcester boiler and the dual aspect master bedroom which has twin floor to ceiling windows with nice views over the rear garden and beyond, the bedroom also has eaves storage and built in cupboards, the ensuite shower room is tiled and has a walk in shower, wash hand basin with vanity unit and WC.

Outside the 55ft rear garden has a patio raised deck area currently with a hot tub, lawn, planted borders, a separate rear area currently used as a play area and gated side access. The front of the house is paved and has off road parking for two cars.

- Four bedroom extended 1930s semi detached house
- Open planned extended kitchen diner
- Loft conversion with ensuite shower room
- Separate living room
- Separate utility
- Well-presented throughout
- Off road parking for two cars
- 55ft rear garden
- Central location
- Council tax band D - Energy Performance Rating C



## Grand Avenue



Approximate Gross Internal Area= 138.7 sq m / 1492.94 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

**MANSELL  
McTAGGART**  
 — Trusted since 1947 —

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 had sight of 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.