





22 Brook Avenue

Hassocks

This extremely well presented four bedroom end of terrace family home is well situated within easy walking distance to Hassocks village was built in 2019 and loft converted in 2023 offers good separate family living space with modern open-plan kitchen dining on the ground floor. Internal viewing is highly recommended.

A very well presented end of terrace family home comprising of the following specification, on the ground floor the entrance has useful shoe and cloak storage areas, which leads into the large open-plan kitchen dining area with separate living area. Laminated flooring and underfloor heating on the whole ground floor. The modern fitted kitchen space has a selection of wall and floor mounted units as well as an four ring induction hob, integral oven and grill and over head extractor, the kitchen also has integral washing machine, dishwasher and space for fridge freezer. There is also a downstairs WC. The living space has bi-fold doors leading onto the main garden area and a rear door off the kitchen to the south facing patio area.

On the first floor there are three bedrooms all of good size and one of which is currently being used as an office, the third bedroom has dual aspect and the second bedroom has a triple aspect. There is a modern family shower room finished to a high standard.



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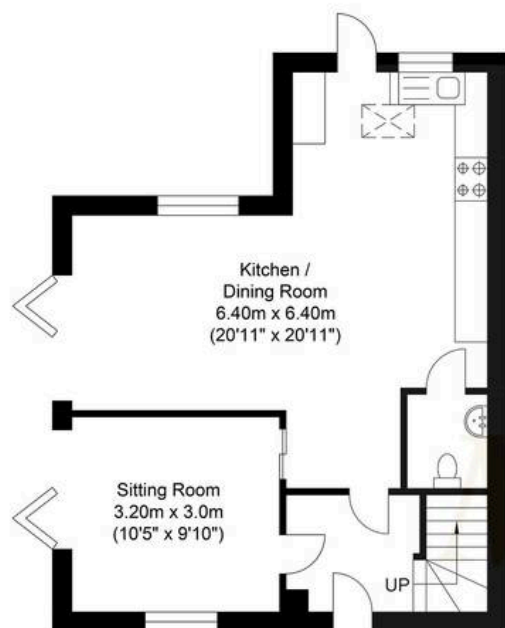
Hassocks

The second floor was loft converted by the current vendors and finished in 2023, they have cleverly incorporated a free standing bath area and have a separate WC, the dual Velux and dual windows bring in good light and there are twin aspect windows also allowing in good natural light, twin eaves storage also.

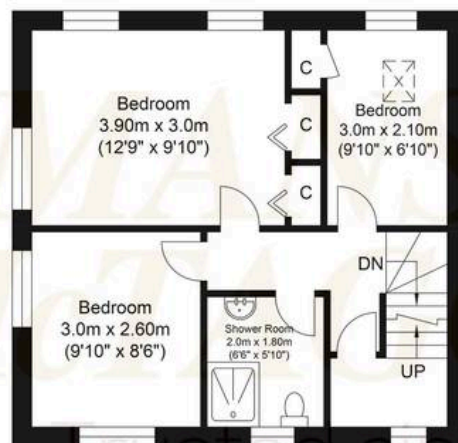
Outside there is a south facing patio area which is fully paved and has an out building and shed storage with a BBQ area ideal for alfresco dining. The main garden has bi-fold doors leading onto a large patio area with a raised area that has artificial lawned grass, there is also a wood cabin with power and lighting and a side gate to the front of the house that is fully paved with off road parking for two cars.

- Four bed end of terrace modern house
- Central location close to Hassocks village, schools and mainline train station
- Loft converted
- Open-plan kitchen dining area with separate living room
- Main garden and separate south facing patio garden
- Remainder of building warranty
- UPVC double glazing throughout
- EPC: C Council Tax: D

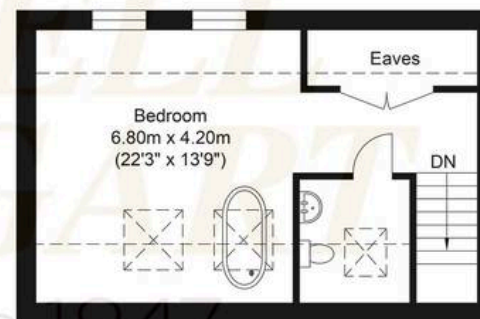




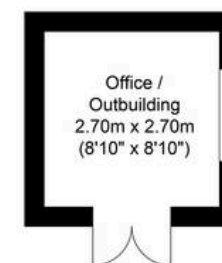
Ground Floor
Approximate Floor Area
491.26 sq ft
(45.64 sq m)



First Floor
Approximate Floor Area
420.22 sq ft
(39.04 sq m)



Second Floor
Approximate Floor Area
307.41 sq ft
(28.56 sq m)



Outbuilding
Approximate Floor Area
78.46 sq ft
(7.29 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 113.24 sq m / 1218.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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