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**The Coach House, Stanford Avenue, Hassocks, BN6 8JH**  
**£750,000**



## The Coach House, Stanford Avenue

**Hassocks - Council Tax: F, EPC: C**

A truly unique converted former coach house with versatile accommodation arranged over two floors, discreetly tucked away in this quiet position yet within a stones throw of Hassocks village centre and main line railway station. Three double bedrooms, two en-suites, impressive vaulted sitting room with log burner and feature spiral staircase to the galleried study area/mezzanine over. 'Alistair Flemming' designer kitchen, matching utility/cloakroom.

**Hall:** stairs to first floor, understairs cupboard, wood flooring, door to master bedroom, door to:-

**Sitting Room:** high vaulted ceiling, wood flooring, Scan69 Scandinavian freestanding log burner with extensive internal flue, three Velux windows, opaque double glazed window to rear, two sets of bi-fold double glazed doors, stainless steel glass and oak spiral staircase to first floor, opening to:-

**Kitchen/Dining Room:** refitted in 2020 by Alistair Flemming designer kitchens.

**Kitchen Area:** Caesarstone worktops and returns, hand painted Albion blue units. One and half basin sink unit, induction hob, two ovens, integrated dishwasher, integrated larder fridge freezer, breakfast bar, wood floor, double glazed window to front, door to utility.



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## Hassocks

**Dining Area:** wood floor, double glazed double doors to courtyard garden.

**Utility/Cloakroom:** units and worktops match kitchen, stainless steel sink unit, integrated washing machine, wicker veg basket, wood floor, white low level WC, opaque double glazed window to rear.

**Master Bedroom:** fitted carpet, floor to ceiling double glazed window and door to front.

**En-Suite Bathroom:** electric underfloor heating, free standing roll top bath, low level WC, circular stone wash hand basin, tiled floor and splashbacks, Velux window, ladder towel rail.

**Walk in Wardrobe:** hanging rails and storage.

**First Floor: Bedroom Two:** fitted carpet, fitted wardrobe and shelving, two Velux Windows, double glazed window to side, door to:-

**En-Suite Wet Room:** white low level WC and wash hand basin, chrome shower unit, floor drain, tiled walls, extractor fan, ladder towel rail.

**Study/Mezzanine:** fitted carpet, galleried over sitting room, fitted desk and shelves, Velux window, concealed door to:-

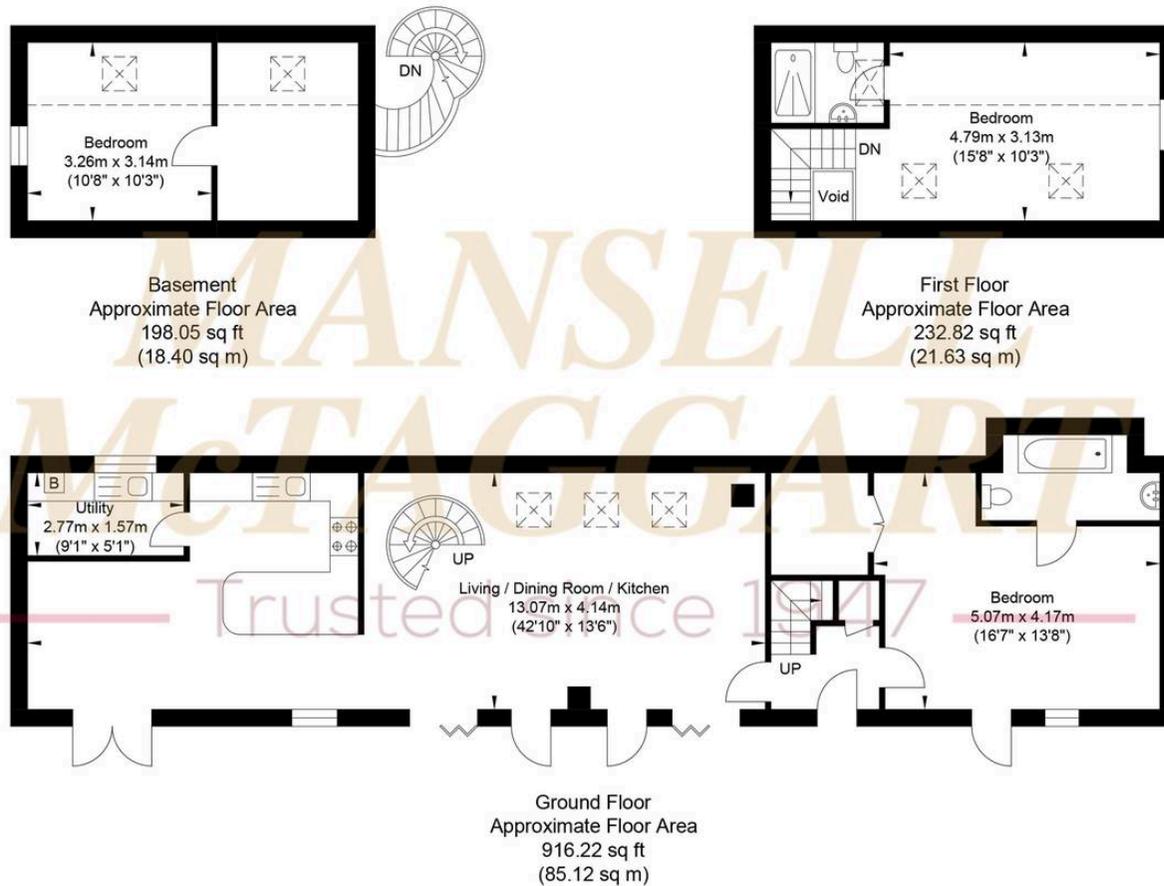
**Bedroom Three:** fitted carpet, Velux window, double glazed window to side.

**Outside: Driveway and Carport:** twin timber gates to drive 29' with tandem parking for two cars and to carport (11'4 x 9'3). Covered parking for a further car with sensor lighting and two timber sheds.

**South Facing Courtyard:** comprising lawn, paved stone patio with wooden pergola and mature climbing plant providing shade and seclusion. Timber decked sun terrace all enclosed by tall old brick walls, mature fig tree.



## Coach House



Approximate Gross Internal Area = 125.15 sq m / 1347.09 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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