



**MANSELL
McTAGGART**
— Trusted since 1947 —



12a Grand Avenue, Hassocks, BN6 8DA
£425,000



12a Grand Avenue

Hassocks,

- Two bedroom detached house
- Central location
- Garage
- Off road parking for three cars
- No ongoing chain
- West facing garden
- Conservatory
- Fitted kitchen
- Potential to extend STNPC
- EPC: D Council tax: D

This two bedroom detached house is centrally situated in Hassocks village in close proximity to all local amenities, schools and mainline station with links to both London and Brighton. The property offers further extension potential subject to necessary planning consent and is being sold with no ongoing chain.



Entrance porch leading into inner hallway with stairs rising to first floor. The ground floor has a living room with parquet flooring, dual aspect with bay window to front, fitted galley kitchen with high gloss base level units, integrated washing machine, fridge, oven and grill, four ring induction hob and over head extractor fan.

12a Grand Avenue

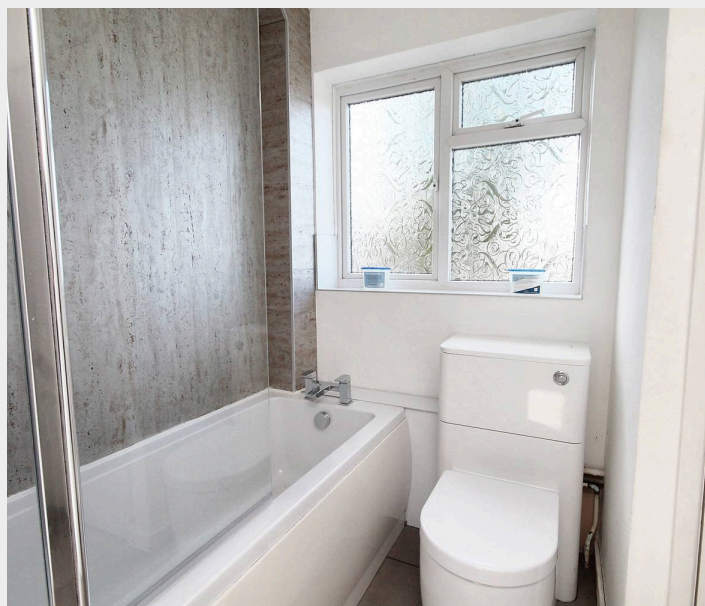
Hassocks,

Conservatory with door leading onto the garden. On the first floor the landing has access to loft hatch and a cupboard. Two spacious bedrooms, the main bedroom being dual aspect with a storage space, a family bathroom with a panelled bath, overhead shower, WC, sink and vanity unit, cupboard housing the Valliant combi boiler.

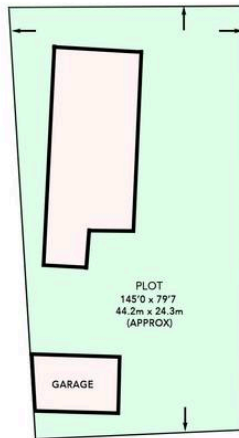
Outside the enclosed west facing garden is mainly laid to lawn with a patio area, and there is a garage with up and over door and off road parking for three cars.

Grand Avenue is a tree lined road in the heart of Hassocks village close to all shopping facilities and within walking distance of both primary and secondary schooling. Hassocks village centre offers a comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all within half a mile as is Hassocks mainline railway station. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

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Grand Avenue



Garage
Approximate Floor Area
124.21 sq ft
(11.54 sq m)

Ground Floor
Approximate Floor Area
448.85 sq ft
(41.70 sq m)

First Floor
Approximate Floor Area
301.49 sq ft
(28.01 sq m)



Approximate Gross Internal Area (Excluding Garage) = 69.71 sq m / 750.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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