



**MANSELL
McTAGGART**
Trusted since 1947



39 Grand Avenue, Hassocks, BN6 8DE

In Excess of **£650,000**



39 Grand Avenue

Hassocks,

A truly immaculately presented extended three bedroom semi detached 1930s family home, fully refurbished and extended in 2019 to a high standard, situated within easy walking distance of Hassocks Village offering all its various local amenities as well as having access to all local schools and mainline station serving both London and Brighton. Internal viewing is highly recommended to appreciate the quality of the home.

An entrance porch leads into an internal hallway with understairs cupboard and staircase ring to the first floor, the ground floor is fitted with engineered oak flooring and has a separate living room with bay fronted window and feature fireplace and an extended open planned kitchen diner built in 2019 with underfloor heating, a modern fitted kitchen with a selection of eye level and base storage units, as well as further kitchen storage housed via the separate island, there is a Worcester combi boiler, integrated appliances included a double oven, dish washer, fridge freezer, and washing machine. The extended dining area brings in good natural light via triple Velux windows and has French doors onto the west facing rear garden.



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Hassocks,

On the first floor the landing has loft storage access, an airing cupboard, a separate WC with wash hand basin and vanity storage unit, panelled decorative walls and tiled floor, a family bathroom with panelled bath over head shower and shower attachment, wash hand basin with vanity storage unit, tiled throughout, three double bedrooms with the master having a bay fronted window, the house has new windows, re wiring, and radiators all fitted in 2019 when the extension was completed.

Outside the large west facing rear garden has a large raised tiled patio seating area, leading to a lower area with a landscape established garden containing various borders with well maintained flowers, plants and trees. At the rear of the garden there is a very pretty summerhouse with its own veranda currently used as an art studio. The garage which can be side access via the garden has both power and lighting and a rollers shutter door, gated side access to the front has space in front of the garage which is fenced and further gated. The front garden has a private drive way with off road parking for two cars and a lawn area with planted borders.

- Three bedroom 1930's semidetached house
- Immaculate condition
- Open planned extended kitchen dining area
- Central village location
- Large west facing rear garden
- Off road parking for two cars
- Potential to loft convert STNPC
- Council tax band D – Energy performance rating C



Grand Avenue



Approximate Gross Internal Area (Excluding Garage) = 106.66 sq m / 1148.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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