



Stanford Avenue | Hassocks, West Sussex, BN6 8JH

MARCHANTS

Stanford Avenue

A characterful three-bedroom detached coach house, boasting an open plan living, dining, kitchen space, with a stunning glass and oak spiral staircase, with a feature vaulted ceiling, beautifully presented and full of charm. Located within easy reach of the Mainline station, just off Stanford Avenue, the property is tucked away from busy traffic, this well-hidden gem is ready to find new custodians.

£750,000

MARCHANTS

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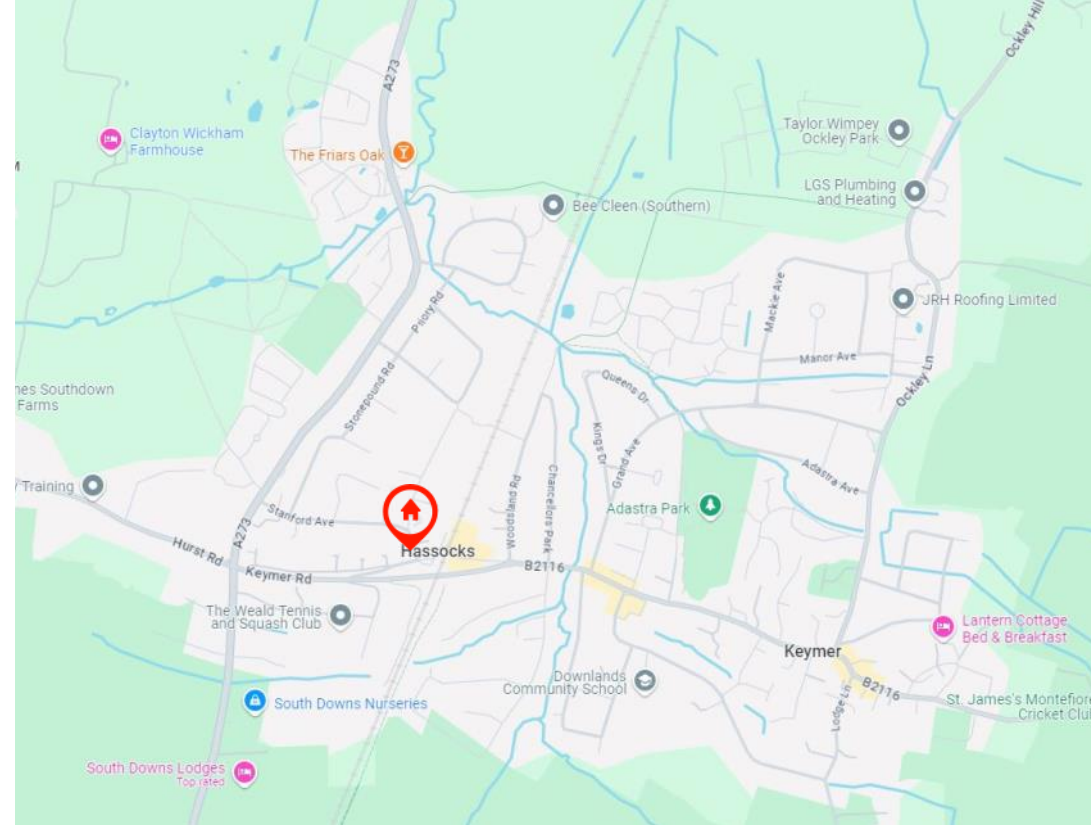
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Features

- Detached Period Property
- Contemporary Bespoke Finish
- Three Bedrooms, Two En Suites
- Kitchen Installed 2020
- Wood Burner
- Oak and Glass Spiral Staircase
- Driveway and Car Port
- Close to Station



Nearby countryside with views of The South Downs.



Location

Stanford Avenue is a popular tree-lined Avenue and has an interesting mix of period and modern properties, a sought after area within easy reach of the mainline station and village amenities.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

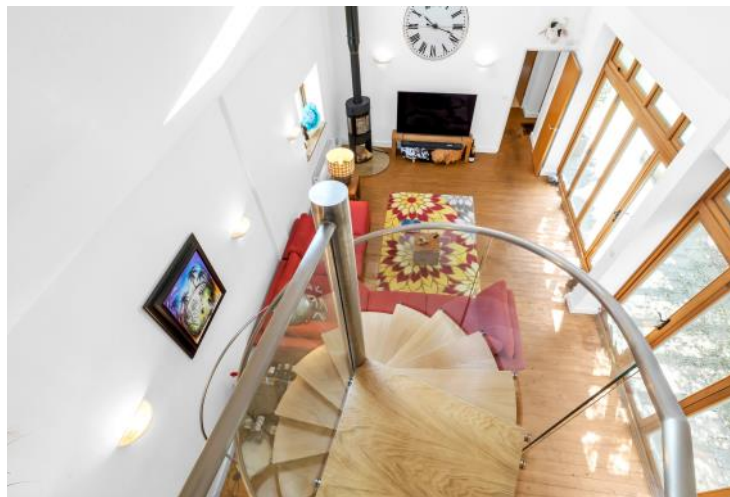
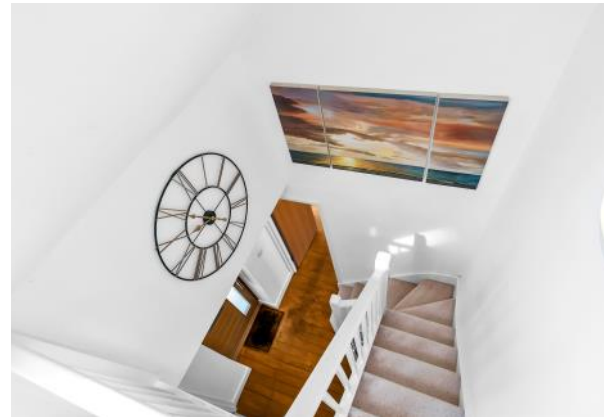
- Hassocks Station (351Ft)
- Burgess Hill (2.6 miles)
- Brighton (8.5 miles)
- Gatwick Airport (19.2 miles)

Accommodation

Approached by the driveway down the side of Yeoman House is a gravel driveway leading to the timber car port and timber storage shed.

HALLWAY Stairs to first floor, understairs storage cupboard and housing electricity consumer unit. Wall mounted coat hooks, natural wood floor.

LIVING AREA Natural wood floor, 'Velux' roof windows, two sets of timber bi-fold doors, feature wood burner and glass hearth, wall uplighters, two radiators. Bespoke spiral staircase with oak treads and curved glass balustrade leading to the mezzanine floor.





Open Archway into **KITCHEN/DINER** Bespoke fitted kitchen cabinetry to include base and wall mounted units and glazed fronted display cabinets all hand painted and individually styled, with 'Caesarstone' worktop and upstand over, 'Shaws' ceramic one and half bowl sink and multi-function tap over. 'Neff' integrated appliances to include side by side ovens, and induction hob over, integrated dishwasher and fridge freezer, natural wood floor. **DINING AREA** Recessed downlights, timber double doors leading to the outside decked area.



Door off the kitchen to the **UTILITY ROOM** Matching units as in the kitchen, 'Caesarstone' worksurface and upstand with deep-set stainless-steel sink and curved mixer tap over. Integrated washing machine, wall mounted 'Vaillant' combi boiler (fitted 3 years ago), close coupled toilet, radiator. Opaque window to side aspect, radiator, natural wood floor.

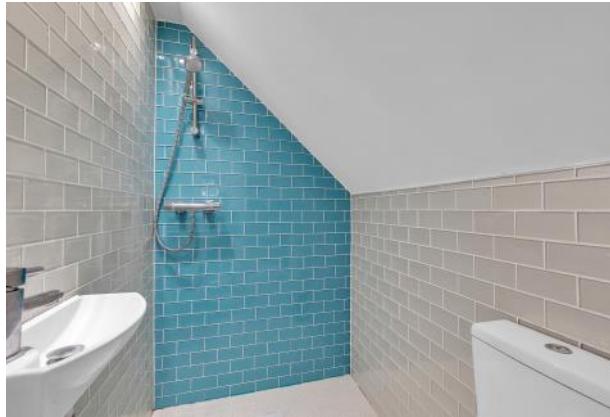


Accommodation continued

PRINCIPAL BEDROOM Timber full height double glazed window and door with front aspect over the garden, radiator, wall lights. Door into walk-in wardrobe with clothing rail and storage area.

EN SUITE White suite comprising a double ended roll top bath and floor standing tap with separate hair rinse attachment, close coupled toilet, stone hand basin set on an oak plinth with mounted mixer tap over and storage under, ladder style towel warmer and 'Manrose' extractor. Splashback tiling in turquoise brick effect and ceramic tiled floor with underfloor heating.





FIRST FLOOR

BEDROOM TWO A spacious double bedroom with 'Velux' roof windows, radiator, built-in storage cupboard and desk area. Door to:

WET ROOM Thermostatic shower apparatus, back to the wall toilet and wall mounted handbasin with mixer tap over. Fully tiled walls and floor area, ladder style towel warmer, 'Manrose' extractor and recessed downlights.

MEZZANINE FLOOR

STUDY Glass balustrade. Fitted shelving and built-in desk, 'Velux' roof window, secret door to;

BEDROOM THREE 'Velux' roof window, double glazed window to side aspect. Radiator.



Garden and Patio Area

FRONT GARDEN Paved pathway and walled garden with raised beds and established shrubs, lawn with rotary airer, and paving leading to the alfresco dining area with timber pergola over, further walled entertaining area on timber decking, outdoor lighting. Leading to solid wood door into:

DRIVEWAY Gravel driveway leading to the timber car port parking for several vehicles, timber storage shed.

Additional Information

Council Tax Band: F



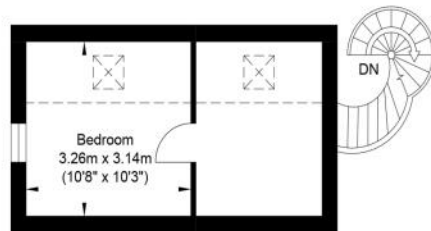
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	80



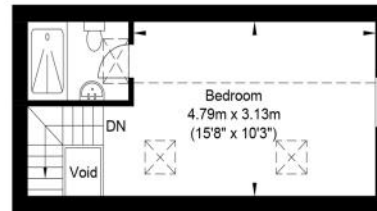


Floorplan

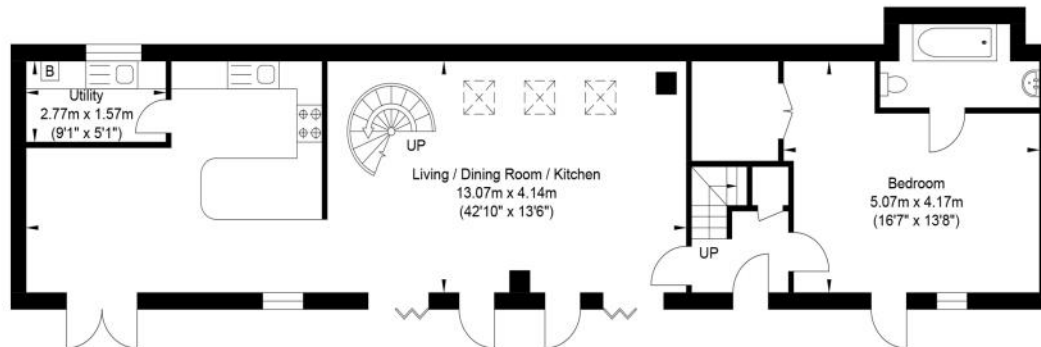
Coach House



First Floor
Approximate Floor Area
198.05 sq ft
(18.40 sq m)



First Floor
Approximate Floor Area
232.82 sq ft
(21.63 sq m)



Ground Floor
Approximate Floor Area
916.22 sq ft
(85.12 sq m)

Approximate Gross Internal Area = 125.15 sq m / 1347.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.
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