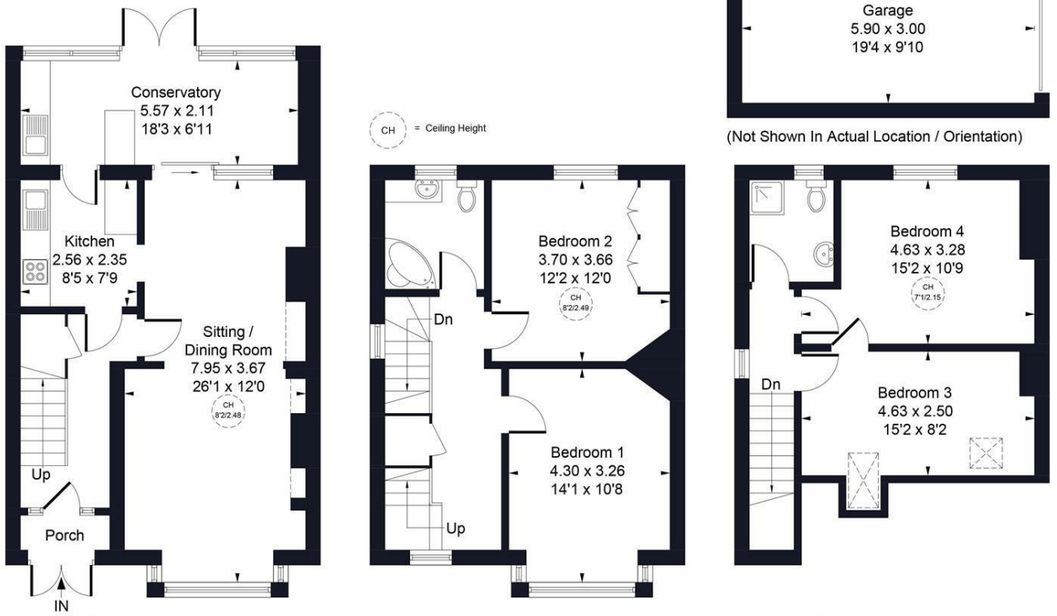
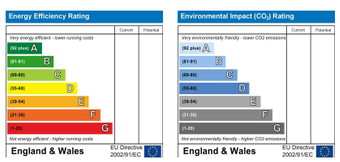


Approximate Gross Internal Area = 138.68 sq m / 1493 sq ft
Garage = 17.96 sq m / 193 sq ft
Total = 156.64 sq m / 1686 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







28 Grand Avenue, Hassocks, BN6 8DB

Guide Price £600,000 Freehold

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28 Grand Avenue, Hassocks, BN6 8DB

Guide Price £600,000 - £650,000

What we like....

* Attractive bay fronted 1930s kerb appeal

* Granted planning permission for an impressive rear extension

* Great position on sought-after Grand Avenue, within walk of village High Street

* Village lifestyle with excellent mainline rail services.

* Four good size bedrooms.

Guide Price £600,000 - £650,000

Welcome Home

If you're looking for a 1930s home in the heart of Hassocks, within easy reach of everything the village has to offer and with granted planning permission already in place for future extension, then this could be just the one. Set on Grand Avenue and overlooking a green to the front, the house combines the proportions and character of its period with a practical four-bedroom layout, good size garden, driveway parking and a garage to the rear. The village high street, schools and mainline station are all within easy walking distance, making this a particularly well-placed home for family life and commuting alike.

Beyond a modest porch, the entrance hall leads into a long through sitting and dining room, extending to 26'1, where the flow of the house becomes immediately apparent. The sitting area occupies the front, with a broad bay window overlooking the green and drawing in soft light throughout the day. An open arch frames the dining area beyond, creating an easy connection between the two spaces and a sociable rhythm for both everyday family life and larger gatherings.

At the rear, sliding doors extend the dining room into the conservatory, a bright intermediary between house and garden that works well as a breakfast room, play space or informal sitting area. The kitchen sits adjacent to the dining room and conservatory offers good connection to the social spaces around it. In its present arrangement, the ground floor offers distinct but interlinked rooms, balancing openness with definition and allowing the house to adapt easily to modern family routines.

The first floor holds two well-proportioned bedrooms and the family bathroom. The principal bedroom sits to the front and is a calm, generous room, while the second double bedroom enjoys a similarly comfortable scale and a pleasant outlook. The bathroom is neatly arranged and filled with natural light.

A staircase rises again to the top floor, where two further bedrooms and a shower room create a particularly useful degree of separation. One of these rooms is tucked beneath the eaves and animated by rooflights and deep reveals, making it especially well suited to children, guests or a study, while the fourth bedroom offers equally flexible accommodation. Together, the upper floors give the house a layout that can evolve gracefully with family life and you could easily knock the two second floor bedrooms into one enormous master suite, if preferred.

The practical details are equally strong: the house is fully double-glazed, has gas central heating and access to ultrafast fibre broadband.

Scope & Potential

Part of the house's particular appeal lies in what has already been imagined for it. Granted planning permission is in place for a single-storey rear extension, creating an open-plan kitchen-dining-family room with a partially vaulted ceiling, rooflights and folding doors opening directly onto the garden. The approved scheme would transform the rear of the house into a light-filled communal space and establish a stronger relationship with the outside, while preserving the character and generosity of the original front rooms. For a buyer with ambition, much of the thinking has already been done.



Stepping Outside

Outside, the east-facing garden unfolds behind the house with lawn, paved terraces and a tucked-away seating area, offering space for children to play, for planting, and for morning coffee or summer lunches in the sun. Driveway parking lies to the front, and a shared driveway leads through to a garage at the rear.

The Hassocks Life

Grand Avenue is a sought-after and established residential road of predominantly 1930s homes in the very heart of charming Hassocks. This home is just an eight-minute walk from the village High Street. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life.

Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is only a 5-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M). Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you're exploring the village's green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience.

The Specifics

Tenure: Freehold
Title Number: SX4934
Local Authority: Mid Sussex District Council
Council Tax Band: D
Plot Size: 0.07 acres
Services: Gas heating, mains electricity, mains drainage and mains water (none tested).

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.





