



Grand Avenue

Hassocks, West Sussex, BN6 8DD

MARCHANTS

Grand Avenue

A 1930s semi-detached home, extended on the ground floor and partly updated, yet still offering exciting potential to personalise or further extend to the rear and side garden (STNC). The property enjoys a prime position close to the village park and is just a short, easy walk from the village centre. Inside, it features three living rooms, a kitchen/breakfast room, two bathrooms, and a generous garden wrapping around two sides, along with a garage and its own drive.

£675,000

MARCHANTS

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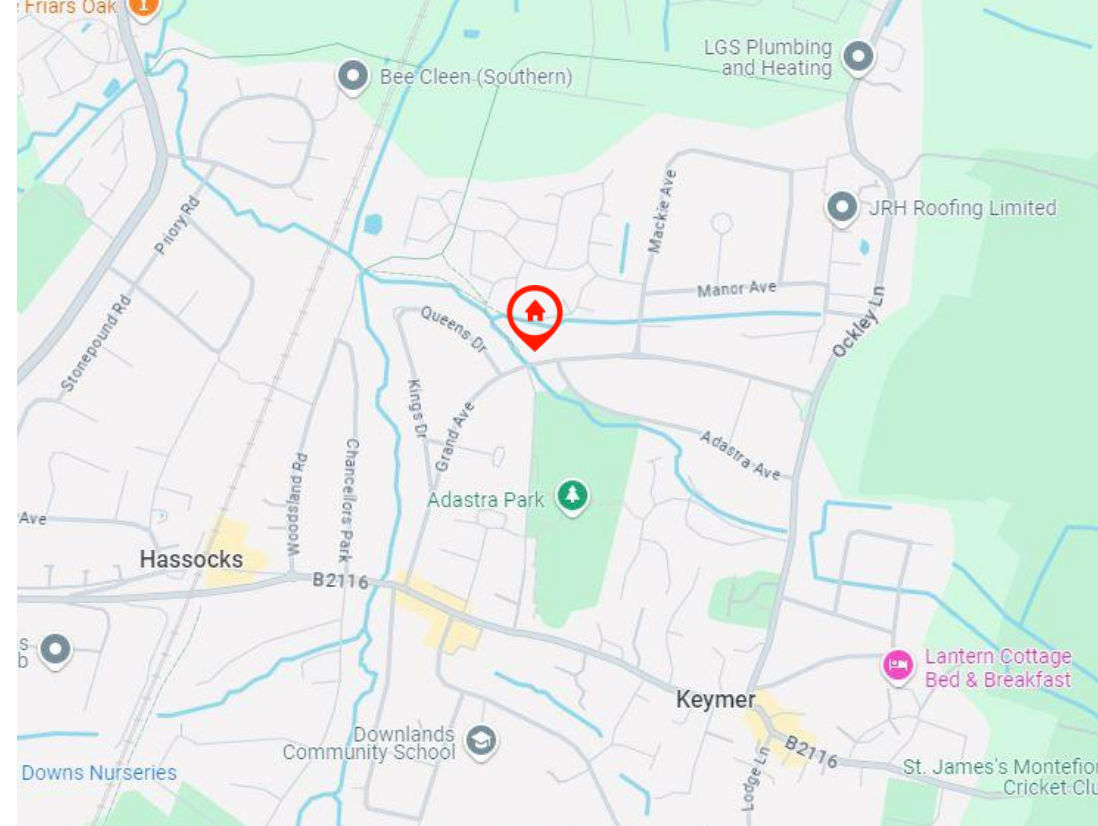
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Features

- Semi-Detached House
- Three Bedrooms
- Three Living Rooms
- Bathroom & Shower Room
- Double Glazing & Gas Central Heating
- Good Sized Garden
- Close to Adastral Park and Walking Distance of Village Centre
- No Onward Chain



Stunning Magnolia and Blossom Trees lining Grand Avenue in Spring 2026.



Location

The property is ideally located opposite Orchard Lane providing a short walk to Adastral Park which is a hub of activity featuring the village hall, social club, sports areas and children's play parks. The shopping area just beyond 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. Furthermore, at the top of the high street just 0.5 miles from the property lies the main line railway station with regular services to London and the south coast. Surrounding the village of Hassocks is an abundance of stunning countryside and views of the South Downs national park.

- Hassocks Station (0.5 miles)
- Burgess Hill (2.4 miles)
- Brighton (8.5 miles)
- Gatwick Airport (18.9 miles)

Accommodation

Outside sentry light, double glazed PVCu door to;

ENTRANCE PORCH Quarry tiled floor, coat hanging rack, gas meter, electric light and tubular electric heater. A pair of glazed doors open into;

HALLWAY Radiator, recessed downlights, cupboard under stairs with internal light, electric meter and consumer unit. Central heating programmer and thermostat, stairs rising to first floor with a scrolled wood balustrade.

LIVING ROOM A south facing bay fronted room. Polished stone fireplace with a living flame gas fire, radiator, telephone point.

DINING ROOM Overlooking the rear garden, radiator, TV aerial lead.

SITTING ROOM A west facing room with sliding PVC patio doors to side garden. Double radiator, TV aerial connection, recessed downlights, Skylight window, a pair of glazed doors open into;

KITCHEN/BREAKFAST ROOM Overlooking the rear garden and fitted with cream coloured kitchen furniture comprising three work surfaces, stainless steel sink, range of base cupboards, drawers and wall mounted cupboards. Space for appliances, extractor hood, radiator, ceramic tiled splash back, vinyl flooring, glazed door to;





REAR LOBBY Radiator, hatch to second loft, vinyl floor, half glazed door to rear garden and door to;

SHOWER ROOM Fully ceramic tiled walls and floor, glazed shower enclosure with a thermostatic shower, pedestal wash basin, toilet with top flush, ladder style towel warmer, recessed downlights, extractor, mirror fronted medicine cabinet, frosted window.

FIRST FLOOR LANDING Small side window, built-in shelved linen cupboard, hatch to insulated loft with pull down ladder.



BEDROOM ONE A bay fronted room with a front aspect, radiator, electric heater.

BEDROOM TWO Overlooking the rear garden and natural wood beyond. Radiator, fitted double wardrobe.

BEDROOM THREE Having a front aspect, radiator, fitted double wardrobe.



BATHROOM Fitted with a white suite comprising a shower bath having a thermostatic rainfall shower and curved glass shower screen over. Pedestal wash basin, toilet with top flush, ladder style towel warmer, ceramic wall tiling, two wall mirrors and glass toiletry shelf, recessed downlights, frosted window, extractor fan.

Garden and Patio Area

FRONT GARDEN A small lawned garden screened from the road by a mature hedge and ranch style fence to one side. A gate opens into side & rear garden.

ATTACHED GARAGE With power and light, 'Worcester' gas Combi boiler for central heating and domestic hot water. Side door to garden, remote control up and over door, own driveway.

REAR & SIDE GARDEN A very private and good-sized garden having a west and north aspect backing onto a natural wood. A major part of the garden is on the side of the property and measures approximately 95' (28.96m) wide x 66' (20.12m) long. The garden has an L-shaped patio, lawn, specimen shrubs and pruned trees as well as a natural area. Adjacent to the sitting room there is a platform and steps down to the garden. Fitted water tap.

Additional Information

N.B. The rear part of the garden is not on the title deeds but has been enclosed and cultivated for many years.

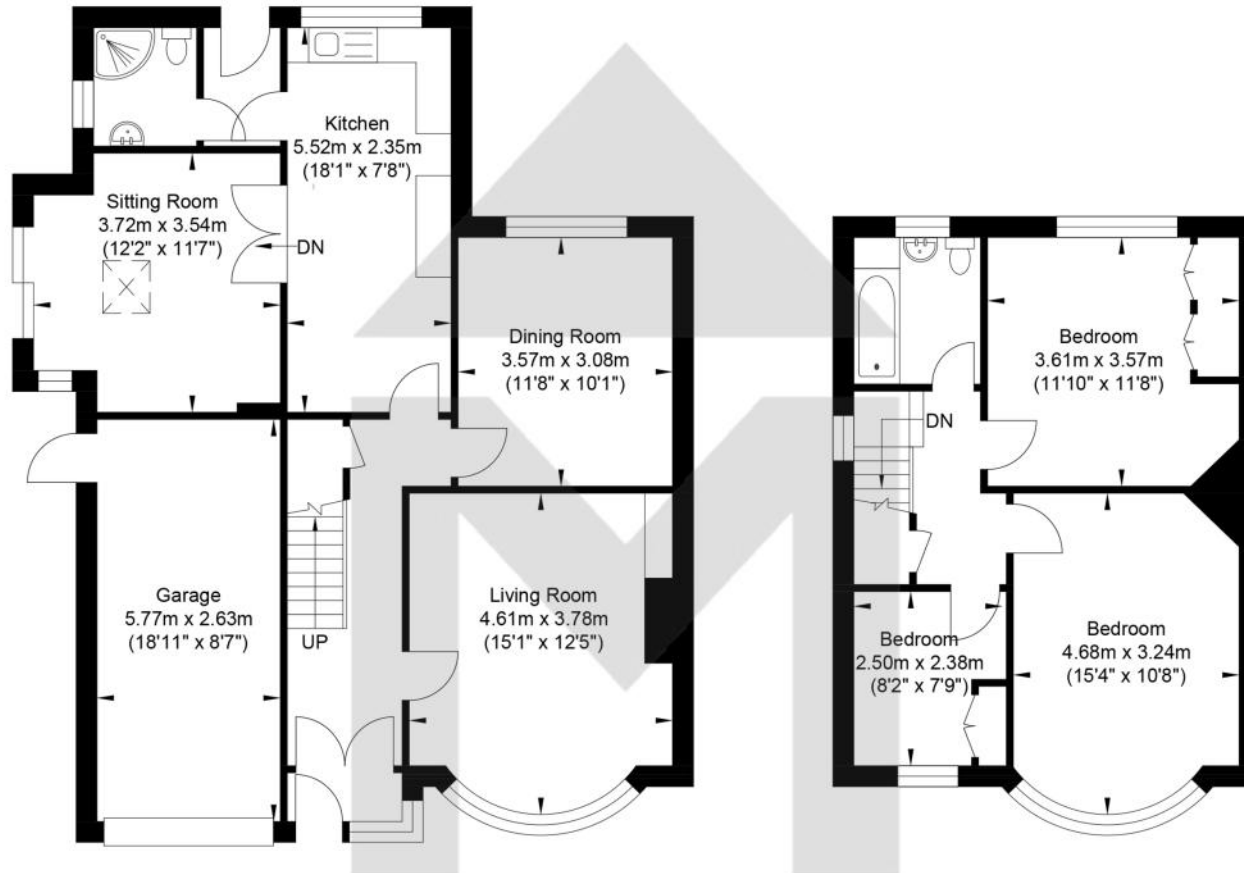
Council Tax Band: D





Floorplan

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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Ground Floor
 Approximate Floor Area
 916.65 sq ft
 (85.16 sq m)

First Floor
 Approximate Floor Area
 465.64 sq ft
 (43.26 sq m)

Approximate Gross Internal Area (Including Garage) = 128.42 sq m / 1382.29 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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