





## 38 Stanford Avenue

Hassocks,

Ground floor –

Entrance hall with engineered oak flooring that runs into the living room and open plan kitchen diner. The living room has a nice feature fire place with a wood burner, the large open plan kitchen diner has a selection of wall and floor mounted units as well as various useful storage cupboards and a breakfast bar, it also benefits from integrated Neff four ring gas hob and oven and overhead extractor, integrated dishwasher and space for washing machine. The rear extension area has French doors leading on to the south facing rear garden.

First floor –

Landing leads to family bathroom including overhead shower, bath, WC, sink and vanity unit, three bedrooms two of which are large doubles one of which having a bay window. One housing the Glowworm combi boiler.

Second floor–

Loft converted master with Juliette balcony over looking the south facing rear garden, integrated wardrobe, two times eaves storage space leading to a en suite shower room with sink and vanity unit and WC.



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Outside - The large south facing rear garden has a good size patio area leading onto a lawned area with two outbuildings at the rear, the front of the property has off road parking for two cars and a lawned area and benefits from an EV charging point. Other features included gas central heating full UPVC double glazing throughout and a selection of solar panels on the roof with 8kw battery storage.

- Four bedroom semi-detached house
- Loft converted
- Ground floor extension
- Central location near station
- Master bed with en suite
- Open plan kitchen dining area
- EPC: C - Council Tax: D
- Solar panels (with 8kw battery storage)

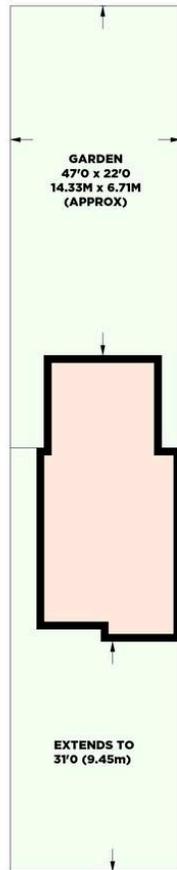


# 38 STANFORD AVENUE



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)  
**1256 sq ft / 116.7 sq m**

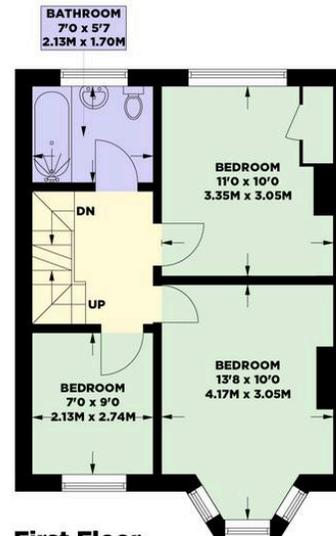
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)  
**1311 sq ft / 121.8 sq m**



**Site Plan**



**Ground Floor**  
**589 sq Ft / 54.7 sq M**



**First Floor**  
**406 sq Ft / 37.7 sq M**



**Second Floor**  
**316 sq Ft / 29.4 sq M**

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

	Ceiling Height
	Hot Water Tank
	Fridge / Freezer
	Head Height Below 1.5m
	Measuring Points
	Storage Cupboard
	Fitted Wardrobes
	Garden Shortened for Display



## Mansell McTaggart Hassocks

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