



**MANSELL
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64 Grand Avenue, Hassocks
£750,000



64 Grand Avenue

A well presented extended and improved four bedroom, two bathroom, semi-detached house originally built in the 1930's. Set within this sought after tree lined road in the heart of the village, walking distance of all village amenities and main line railway station.

Open Plan Kitchen/Dining Room

Kitchen: white high gloss eye and base units, contrasting solid wood worktops, 5 ring stainless steel hob, extractor hood over, double oven, family sized dishwasher, stainless steel sink unit, space for 'American' fridge freezer, integrated washing machine, integrated recycling cupboard/refuse, engineered wood flooring.

Dining: vaulted ceiling, two double glazed remote controlled Velux window's, bifold doors to rear garden, engineered wood floor, opening to family room.

Sitting Room: uPVC double glazed bay window to front, engineered wood floor.

Family Room: engineered wood flooring, built in storage cupboard, door to hall. Glazed double door to sitting room.

First Floor

Bedroom Two: uPVC double glazed bay window to front, fitted plantation shutters, range of fitted wardrobes, fitted carpet.

Bedroom Three: uPVC double glazed window to rear with views, picture rail, fitted carpet.



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Bedroom Four: uPVC double glazed window to rear with views, picture rail, fitted carpet.

Bathroom: white suite, panel enclosed bath with 2 headed shower over, glass shower screen, vanity cupboard with onset wash hand basin. Tiled walls and floor, uPVC double glazed window.

Separate WC: white low level WC and wash hand basin, half tiled walls, tiled floor, uPVC double glazed window.

Second Floor

Landing: fitted carpet, uPVC double glazed window, storage cupboard conceals 'Vaillant' combi boiler, door to:-

Master Bedroom: bespoke fitted wardrobes/storage cupboards, two double glazed Velux window's, fitted carpet, double glazed window's to rear with views, remote controlled fitted roller blinds.

En-Suite Shower/WC: white suite, oversized shower cubicle, 2 headed shower, low level WC, vanity cupboard onset wash hand basin, tiled floor and splashbacks, uPVC opaque double glazed window.

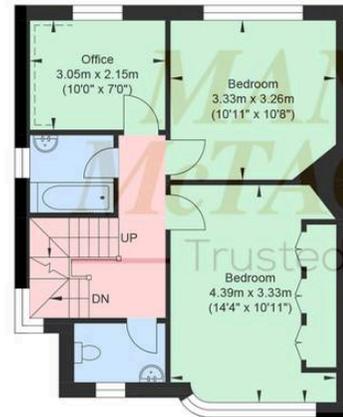
- Extended and improved four bedroom semi-detached family home
- Accommodation arranged over three floors
- Panoramic views from the upper rear elevations
- Close to the heart of the village and all amenities
- Good sized (88') fully enclosed South facing rear garden
- Three reception rooms – Ground floor cloakroom/wc



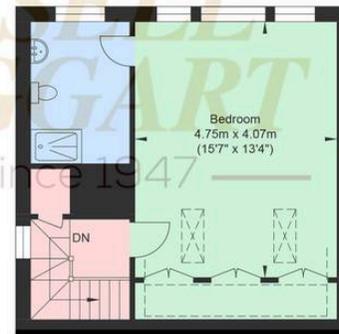
Grand Avenue



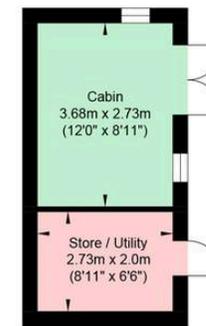
Ground Floor
Approximate Floor Area
693.73 sq ft
(64.45 sq m)



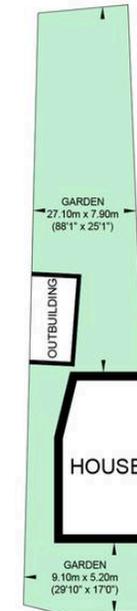
First Floor
Approximate Floor Area
482.11 sq ft
(44.79 sq m)



Second Floor
Approximate Floor Area
396.43 sq ft
(36.83 sq m)



Outbuilding
Approximate Floor Area
169.85 sq ft
(15.78 sq m)



Site Plan
(Not To Scale)



Approximate Gross Internal Area (Excluding Outbuilding) = 146.07 sq m / 1572.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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