



**MANSELL
McTAGGART**
Trusted since 1947



42 Grand Avenue, Hassocks, BN6 8DE

In Excess of £400,000



42 Grand Avenue

The entrance porch leads into an inner hallway with under stairs cupboard and stairs leading to the first floor, a living room with bay fronted window and feature fireplace, a separate dining room with sliding patio door onto the rear garden, and a fitted kitchen with a selection of eye level and base units, Potterton boiler, space for oven and washing machine and a door leading onto the rear garden.

On the first floor the landing area has access to the loft hatch and an airing cupboard housing the hot water tank. A separate WC and family bathroom with wash hand basin, bath and shower attachment, three bedrooms the master having a bay fronted window. Outside the rear garden has a variety of trees and patchy lawned area, and a garage with up and over door. At the front has a lawned area and pathway to the front door.



Council Tax band: D

Tenure: Freehold

42 Grand Avenue

- Three bedroom semi detached house
- 1930's
- In need of complete modernisation throughout
- Garage
- No ongoing chain
- Central location
- Rear garden
- Family bathroom
- Potential to extend STNPC
- Council tax band D - Energy performance rating D

Grand Avenue is a pleasant road in the heart of Hassocks village close to all shopping facilities and within walking distance of both primary and secondary schooling. Hassocks village centre offers a comprehensive range of shopping facilities, post office and excellent primary and secondary schooling all within half a mile as is Hassocks mainline railway station. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

Hassocks station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

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Grand Avenue



Garage
Approximate Floor Area
693.73 sq ft
(12.45 sq m)

Ground Floor
Approximate Floor Area
495.1 sq ft
(46.0 sq m)

First Floor
Approximate Floor Area
495.1 sq ft
(46.0 sq m)

Site Plan
(Not to Scale)

Approximate Gross Internal Area (Excluding Garage) = 92.0 sq m / 990.2 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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