



50 Stanford Avenue

Hassocks, West Sussex, BN6 8JJ

MARCHANTS

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A deceptively spacious 1930's built semi-detached house which has the benefit of a side extension and two-storey rear extension, making it a comfortable family home. The property has been sympathetically updated and decorated to enhance its character features. The delightful rear garden has been landscaped to provide all year-round interest and the garage has been converted into a utility room and workshop.

OIRO £675,000

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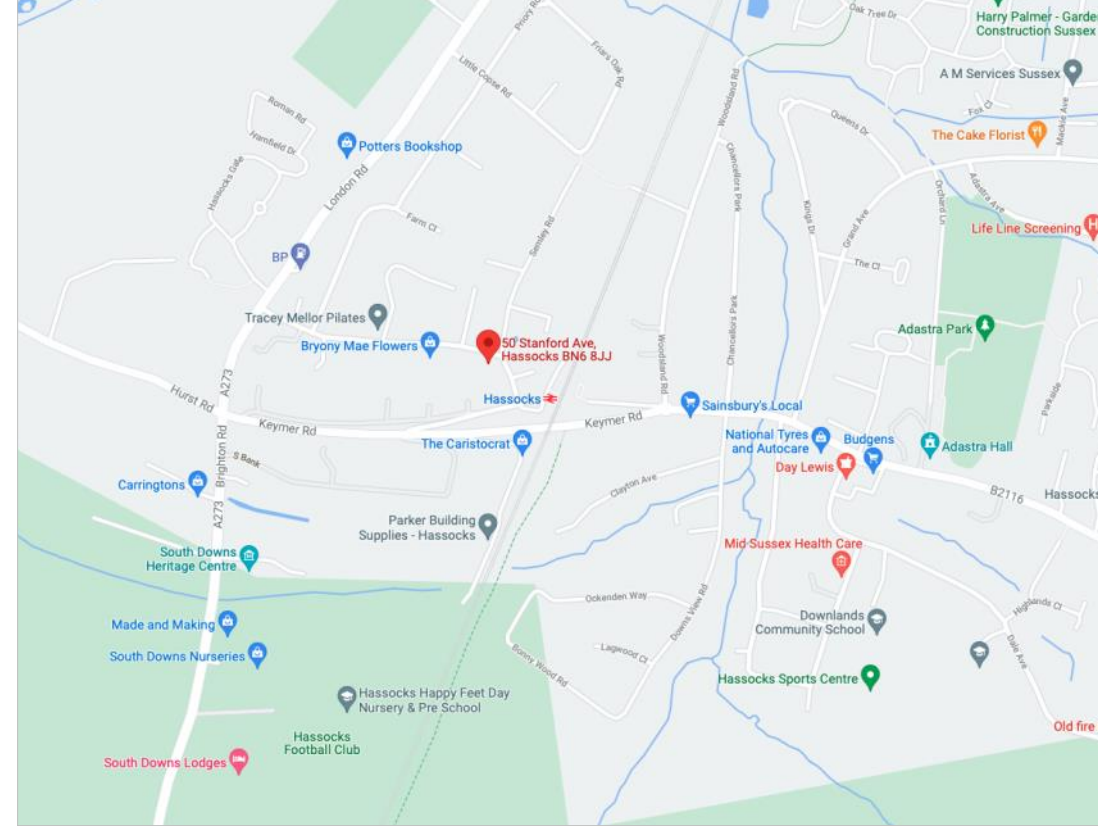
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Semi Detached House
- Four Bedrooms
- Extended Kitchen/Dining Room
- Conservatory
- Cloakroom
- Landscaped Rear Garden
- Off Street Parking
- Close to Station



Stunning countryside views of fields and the South Downs beyond from nearby in Hassocks.



Location

Stanford Avenue is a popular tree lined Avenue comprising an interesting mix of Victorian, 1930's and modern properties, being a few hundred yards from the station and the village centre beyond.

Hassocks provides a variety of facilities, including shops, a sub-post office (within McColls Convenience Store), Sainsbury's Local, Budgens supermarket, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

- Hassocks Station (170 yards)
- Burgess Hill (2.8 miles)
- Brighton (8.3 miles)
- Gatwick (19.1 miles)

Accommodation

CANOPIED PORCH with electric light, front door with leaded light stained-glass side window and opening into:

HALLWAY A spacious area with a wood laminate floor, double radiator, built-in storage cupboard, stairs rising to first floor.

CLOAKROOM Fitted with a white suite comprising W.C., and wash-basin having an adjoining display top and ceramic tiled splash back. Medicine cabinet with mirrored doors, automatic extractor.

LOUNGE A spacious room having a wood laminate floor, plantation blinds, polished stone fireplace with fitted real flame gas fire (not currently used), two double built-in cupboards and a wall mounted illuminated glass fronted display cabinet, double radiator, wall light on a dimmer switch, ceiling mounted spotlights.





KITCHEN/DINING ROOM An extended room fitted with light wood effect kitchen furniture comprising excellent work services, one and a half bowl sink, base cupboards, drawers and display shelves under. Excellent range of wall mounted cupboards and display shelves. Dresser style unit comprising a double cupboard, drawers and an illuminated display cabinet over. Appliances include a 'Smeg' semi range style multifuel cooker with a concealed extractor over and space for dishwasher. There is also space for an American style refrigerator. Double radiator, modern coloured glass Splashback and terracotta ceramic tiling. Recessed ceiling downlights, spotlighting and a wall mounted spotlight, vinyl floor, wall mounted TV point, smoked glass panel over stairs. Glazed door to hallway and a pair of double-glazed doors open into:

CONSERVATORY Overlooking the rear garden. Double radiator, ceramic tiled floor, fitted venetian blinds, two wall lights, double glazed door to garden.

UTILITY ROOM A long narrow room having a spacious worktop with cupboards and drawers under, space for several appliances, radiator, double glazed door to rear garden, two strip lights, door to:

WORKSHOP Formerly part of a garage and fitted with a workbench and shelves. Light and power, up and over door.



Accommodation continued

FIRST FLOOR

LANDING An L-shaped partial galleried area with hatch and ladder to loft.

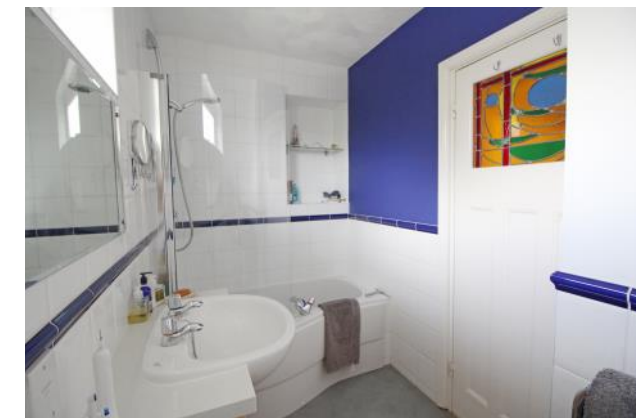
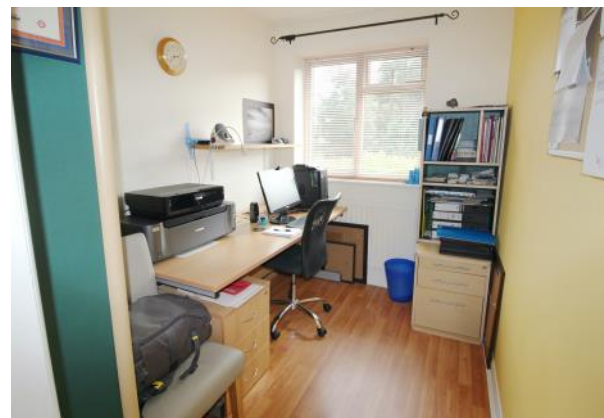
BEDROOM ONE A double room with a bay window fitted with privacy blinds enjoying a long-range view of open countryside over rooftops. Two display shelves, radiator.

BEDROOM TWO A double room overlooking the rear garden. Radiator, built-in double airing cupboard with storage cupboard over, Venetian blind, dimmer light switch, high-level glass glazed panel giving borrowed light to stairwell.

BEDROOM THREE A single room with a view as from Bedroom One. Radiator, Venetian blind, dimmer light switch.

BEDROOM FOUR/STUDY A single room overlooking the rear garden. Radiator, Venetian blind, wood laminate flooring.

BATHROOM Refitted with a white suite comprising a 'P' shaped bath with central mixer tap, independent shower, curved glass shower screen and recessed display shelves over. Fitted furniture comprising an L-shaped laminate display top with an inset washbasin with cupboard under and a W.C., with a concealed cistern. Two walls fully ceramic tiled and one half tiled. Ladder style towel warmer, recessed ceiling downlights, electric shaver point, swivel shaving mirror and wall mirror, vinyl flooring, radiator, door to landing with a leaded light stained-glass panel.



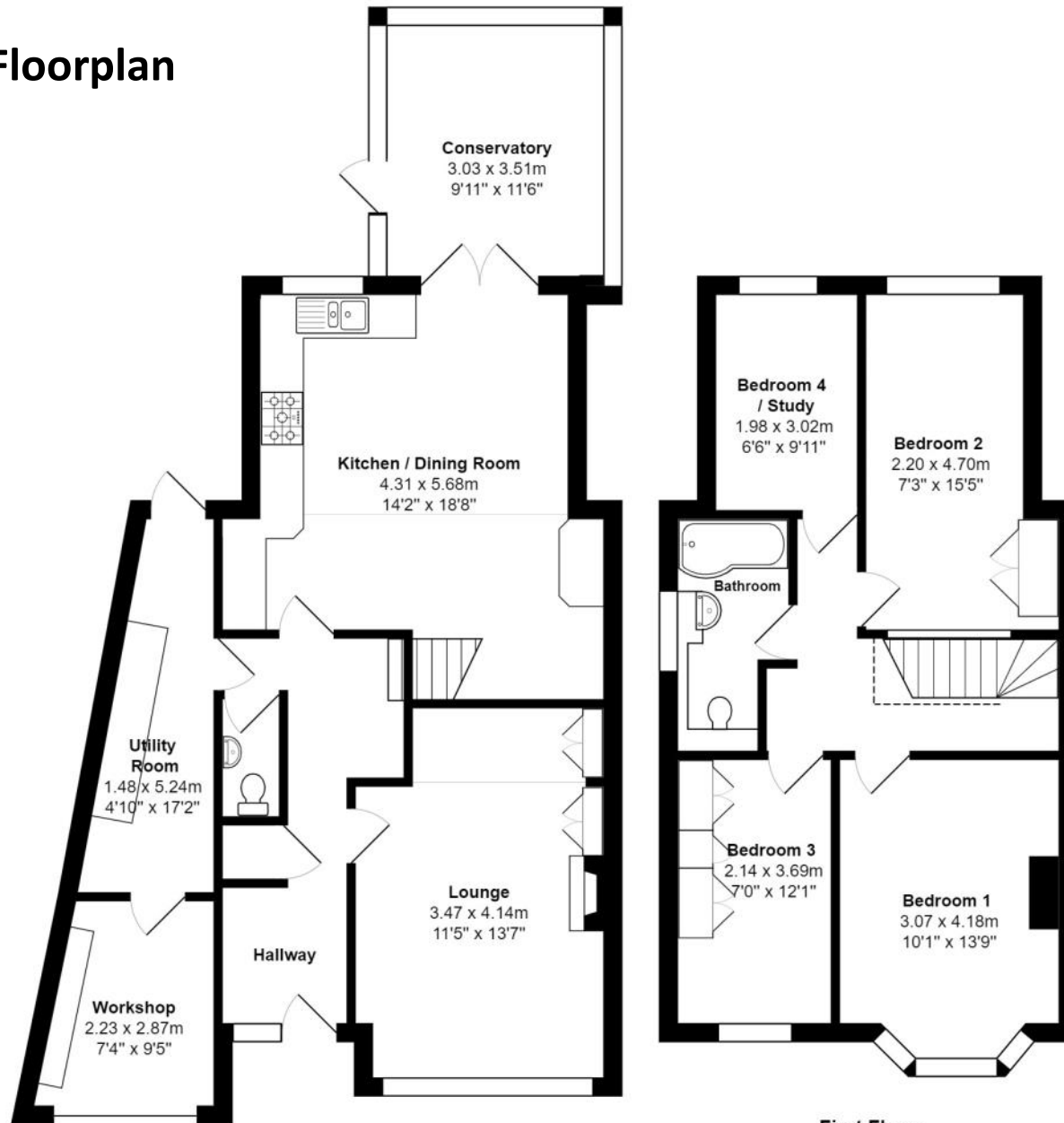
Garden and Patio Area

FRONT GARDEN The garden has a mature hedge providing good privacy and there is a well-stocked herbaceous border. Block paving provides good off-street parking.

REAR GARDEN The good-sized south facing garden has been landscaped to provide all year-round interest. The garden measures approximately 73 ft (22.25m) in length. Adjacent to the property there is a full width L-shaped paved patio partially covered by a pergola having a mature wisteria, outside power points and light. From the ornamental brick edged patio, one step up to a lawn with a well-stocked herbaceous bed, small vegetable garden, decorative rose clad arch, **Aluminium framed greenhouse** and a paved path to one side with a step up to the rear section of garden having mature Apple tree, **Workshop** and a **Potting shed** both having a power supply.



Floorplan



Total Area: 132.3 m² ... 1424 ft²

All measurements are approximate and for display purposes only

FLOORPLAN PRODUCED BY DAISEPC

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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Council Tax Band: E £2,426.81 (2021- 2022)

Energy Efficiency Rating: D

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| 50 STANFORD AVENUE HASSOCKS WEST SUSSEX BN6 8JJ | | Energy Rating D |
| Valid Until 26 September 2031 | Certificate Number 0039-1821-8000-0845-9226 | |

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