



**31 Clayton Avenue, Hassocks, West Sussex, BN6 8HD**  
**£1,495 Per Calendar Month**





IDEALLY SITUATED JUST OFF HASSOCKS VILLAGE CENTRE. A beautifully presented four/five bedroom detached family home set within a quiet close and located only a few minutes walk of Hassocks village centre and main line station. The property benefits from charming mature gardens to the front and rear, with off road parking and a garage. Internally the property comprises of an entrance hall with cloakroom, two spacious reception rooms and a downstairs bedroom or study. On the first floor is the master bedroom with en suite, two further double bedrooms, a good size single bedroom and a family bathroom. The property is offered unfurnished and is available immediately. EPC rating 'D'

#### ENTRANCE HALL

White paneled uPVC front door. Cream painted walls and wood effect laminate flooring. Doors off to all rooms. Stairs leading to the first floor.

#### CLOAKROOM

Walls are part painted wood paneling and part wallpapered with tiled splashback. Wood effect laminate flooring. Upvc double glazed window. White ceramic WC and cloakroom hand basin.

#### KITCHEN 12'6 x 11'9 (3.81m x 3.58m)

Ample range of wall and floor cupboards with black granite effect worksurface over. Built-under electric oven and stainless steel gas hob with extractor hood above. Space for fridge freezer and plumbing and services for a washing machine or dishwasher. White Upvc door to the side and Upvc double glazed window overlooking the front. Walls part painted cream and part tiled. Radiator. Wall mounted boiler. Flooring laid to wood effect laminate.

#### DINING ROOM 11' x 10'7 (3.35m x 3.23m)

Door access from kitchen and living room. Walls painted magnolia with wood effect laminate flooring. White Upvc double glazed window overlooking the garden. Radiator.

#### LIVING ROOM 14'10 x 16' (4.52m x 4.88m)

Walls painted magnolia. Beige fitted carpet. Upvc double glazed window and sliding patio doors overlooking the garden. 2 radiators. TV aerial socket (not tested).

#### STUDY 10' x 8'5 (3.05m x 2.57m)

Walls painted cream with wood effect laminate flooring. TV aerial socket (not tested). Radiator. Upvc double glazed window overlooking front.

#### STAIRS & LANDING

Walls painted magnolia. Beige fitted carpet. Airing cupboard housing hot water cylinder.

#### FAMILY SHOWER ROOM

White ceramic wash basin and white ceramic WC. Corner shower enclosure with glass doors. White painted walls with part wood paneling and part grey coloured wall tiles. Wood effect vinyl floor covering. White Upvc double glazed window. Chrome heated towel rail.

#### BEDROOM 1 14' x 13'4 (4.27m x 4.06m)

Walls painted magnolia and beige fitted carpet. Radiator. TV aerial and telephone socket (not tested). White Upvc double glazed window overlooking the front.

#### EN-SUITE

Walls part painted white and part painted wood paneling. Wood effect vinyl flooring. White heated towel rail. White upvc double glazed window. White ceramic wash basin and WC. White acrylic bath with mixer shower above.

#### BEDROOM 2 16'8 x 8'2 (5.08m x 2.49m)

Walls painted dark beige. Beige fitted carpet. Built-in storage. TV aerial socket (not tested). Upvc double glazed window overlooking the rear. Radiator

#### BEDROOM 3 10'5 x 10'1 (3.18m x 3.07m)

Walls painted cream. Beige fitted carpet. Fitted wardrobes. Upvc double glazed window overlooking the front. Radiator

#### BEDROOM 4 10'11 x 7'1 (3.33m x 2.16m)

Walls painted magnolia. Beige fitted carpet. Upvc double glazed window overlooking the rear. Radiator

#### OUTSIDE

FRONT - Laid mainly to lawn with tarmac driveway. Paved pathway to front door. Side gate to rear.

REAR - Paved patio and decked area. Mainly laid to lawn with planted borders.

#### GARAGE

White metal up and over door. Rear door into garden. Washing machine connection point.

#### INFORMATION

Council Tax Band F = £2258.92 for 2016/17 (for a guide only, please check with Local Authority for exact figure)

