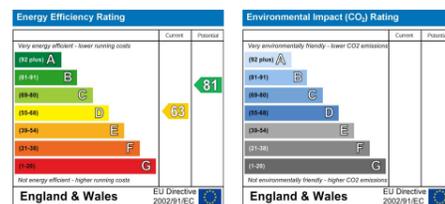


Approximate Gross Internal Area = 1201 sq ft./ 111.6 sq.m



126 Grand Avenue, Hassocks, West Sussex, BN6 8DH

Guide Price £550,000 Freehold

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## 126 Grand Avenue, Hassocks, West Sussex, BN6 8DH

Guide Price £550,000 - £575,000

What we like...

- \* Spacious and well-arranged accommodation of over 1,200 sq ft
- \* Modern finishes and tasteful decor throughout.
- \* Fabulous 34ft open plan living/dining/kitchen space - great for entertaining.
- \* Three good size bedrooms with fitted wardrobes.
- \* Sunny south facing garden.

### Guide Price £550,000 - £575,000

#### Welcome Home

This detached three-bedroom mid-century bungalow has been thoughtfully updated throughout in recent years, creating a modern and inviting home. With over 1,200 sq ft of accommodation there is plenty on offer.

The heart of the home is the impressive open-plan living area, designed to make the most of natural light with a large picture window and two sets of sliding doors. The kitchen has stylish Fairford Dove Grey units, rustic solid oak worktops and matching upstands, finished with oak twist handles. High-quality Bosch appliances — oven, hob and extractor — plus an integrated fridge/freezer and family-sized dishwasher complete the space. A handy rear lobby, accessed from the kitchen, doubles up as a utility area. The flow through the hallway, kitchen and living space is enhanced by contemporary wood-effect laminate flooring.

From the living area, both sets of sliding doors open into a substantial garden room with vaulted ceiling and skylights, creating an additional reception space with lovely views across the garden and doors opening out onto the patio.

The principle bedroom, along with the two additional bedrooms, all benefit from fitted wardrobe cupboards, fresh new carpets and outlooks to the front. The family bathroom has also been newly fitted, offering both a bath and a separate twin-headed shower cubicle, complemented by fitted furniture with integrated WC and basin, tiled flooring and matching splashbacks. The en-suite mirrors this contemporary finish with coordinated tiling and a clean white suite.

The home is tastefully decorated, fully double glazed, has gas fired central heating and, for those who work from home, there is access to an Ultrafast fibre broadband connection.

#### Step Outside

Outside, the front has been landscaped with pretty planting and a brick-paved driveway providing off-road parking. T

To the rear, the south-facing garden measures up to 27' x 58' and is mainly laid to lawn with a brick-paved patio, pathways and a variety of mature plants and shrubs, making it an ideal outdoor space for relaxation or entertaining.



#### Hassocks Life

Grand Avenue is a sought-after and established residential road of predominantly 1930s homes in the very heart of charming Hassocks. This home is just an eight-minute walk from the village High Street. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools from 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is close by, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs and you can easily walk through the fields into Ditchling where you'll find The Bull Pub and Green Welly Coffee Shop.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M).

Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you're exploring the village's green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience.

#### The Specifics

Tenure: Freehold  
Title Number: SX154893  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast Fibre:  
Plot Size: 0.09 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally to satisfy themselves.

#### NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

