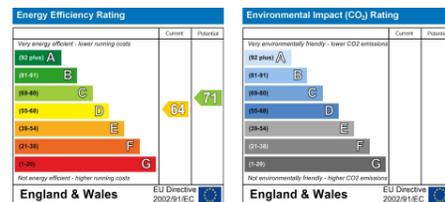


**Approx. Gross Internal Floor Area 1856 sq. ft / 172.52 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**88 Grand Avenue, Hassocks, West Sussex, BN6 8DD**

**Guide Price £730,000 Freehold**

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## 88 Grand Avenue, Hassocks, West Sussex, BN6 8DD

What we like...

- \* Exceptionally spacious and highly versatile home.
- \* Superb south facing garden.
- \* Fabulous master bedroom with vaulted ceiling, ensuite & Juliet balcony with views to South Downs
- \* Prime position in the heart of desirable Hassocks - within walk of the station, High St & schools
- \* Tandem length garage with ample parking

### Welcome Home

If you're looking to be in the centre of Hassocks and want spacious, highly versatile accommodation, sunny south facing garden, garage and views of the South Downs then this fabulous semi-detached chalet style home on the ever desirable Grand Avenue will surely appeal.

The accommodation extends to an impressive 1,627 sq ft and sits on a 0.10 acre plot, making it ideal for families, entertainers, upsizers and downsizers alike.

### Family Friendly Flexibility

The ground floor is arranged around two main living spaces. The sitting room extends to over 26ft in length with an exposed brick chimney breast providing a rustic, eye-catching focal point. The room is such a good size that there is scope to split to create a study that would overlook the front, if preferred. The bespoke cabinetry provides handy storage space and glazed double doors connect the space seamlessly with the social kitchen/diner.

### Social Kitchen

Across the rear is the L-shaped kitchen/diner with peninsular breakfast bar and door that opens out to the garden. The shaker-style cabinetry is timeless and there is space for all necessary appliances. The separate utility/cloakroom hides away the noisier appliances and houses the boiler, which provides the home with gas fired central heating.

### Off to Bed

The ground floor also has a good size double bedroom. This room could easily be used as a home office or separate snug such is the versatility on offer.

On the first floor there are three good size double bedrooms and two bath/shower rooms. The main bedroom forms part of an extension that was undertaken circa 2004 and is an exceptional space with vaulted ceiling, bespoke fitted wardrobes and its own modern ensuite bathroom with shower. The southerly Juliette balcony overlooks the garden and has the most impressive views towards the South Downs – a reminder of the fabulous setting of the home.

The second bedroom overlooks the front and is a unique space with additional area created into the eaves making this the ideal bedroom for a child or teenager who needs sleeping and studying/playing areas.

The third bedroom is another double, again with delightful views to the south.

These bedrooms are served by the family bathroom with corner bath and separate walk in shower.

The home is fully double glazed and for those who work from home, or like to stream, there is access to an Ultrafast fibre broadband connection.

### Step Outside

Stepping outside, the impressive nature of the home continues with a long, flat and sunny south facing garden that is ideal for families. The garden is fully enclosed making it a safe space for children and pets and the decked terrace is bathed in sunshine – perfect for 'al-fresco' dining.



The garage is tandem length and provides exceptional storage space, power & lighting. Due to the length there is also conversion potential, STPP.

To the front is driveway parking for 2/3 cars.

### 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 only a 5-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs. You can easily walk through the fields to Ditchling where you'll find The Bull Gastropub - a real local favourite with epic Sunday Lunches.

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. You also have Adastra Park just a four minute walk - great for children to play or to walk the dog!

### The Specifics

Tenure: Freehold  
Title Number: SX7941  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Available Broadband Speed: Ultrafast Fibre:  
Plot Size: 0.10 acres (not verified)

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

### Anti Money Laundering Obligations

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.

