



# 31 GRAND AVENUE



HASSOCKS

## A GRAND REMODEL

Extending to over 2,300 sq ft, this detached house has been completely remodelled and significantly enlarged to create a home that feels both contemporary and well grounded. The exterior sets the tone, with crisp modern render set beneath a contrasting slate roof, while the original 1930s curved bay window has been retained as a subtle nod to the home's origins.

Positioned on the sought-after Grand Avenue in the very heart of Hassocks, just a short walk from the High Street and mainline station, it combines village convenience with a layout designed around how people actually live.



“This is a house that has been designed around real life.”

## LET ME ENTERTAIN YOU

At the rear, the house opens up completely. The kitchen, dining and family space stretches across the rear, with rooflights pulling daylight down from above and bi-fold doors dissolving the boundary to the garden. There's a sense of volume here that really impresses. The kitchen is confidently designed around a large central island, finished in quartz and set up as much for conversation as it is for cooking.

A full suite of integrated appliances is neatly arranged, including double ovens, combination oven, induction hob with downdraft extractor, dishwasher, fridge, freezer and wine cooler. Everything feels intentional, with clean lines and no unnecessary clutter. What works particularly well is how the space is naturally zoned.

The dining area sits alongside the glazing, perfectly positioned for long lunches or evenings that drift outside, while the more relaxed seating area anchors the room without interrupting the flow.

It's a space that adapts easily. Busy mornings, quiet afternoons, a house full of people. It all fits.







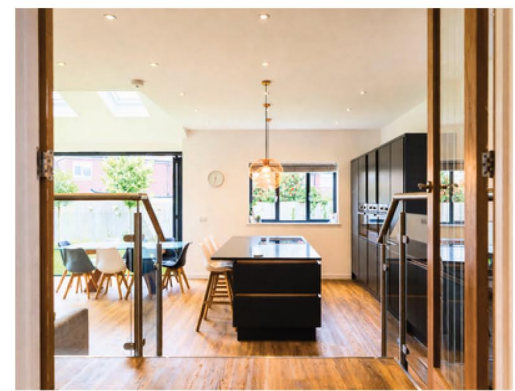
## FAMILY FRIENDLY FLEXIBILITY

Beyond the kitchen, what sets the house apart is the balance between openness and retreat. To the front, the sitting room offers a more enclosed, quieter space. It's somewhere to step away from the main hub, particularly in the evenings.

Elsewhere, additional reception rooms provide genuine flexibility. They can shift easily between playroom, snug, workspace or even a ground floor bedroom if needed.

Several of these rooms connect directly to the garden, reinforcing the relationship between inside and out. Practical spaces are well considered too. A separate utility room keeps the everyday out of sight, and a ground floor cloakroom is ideally positioned.

---





## BED, BATH & BEYOND

Upstairs, the sense of proportion continues. Five double bedrooms are arranged around a central landing, each well sized and easy to furnish.

The principal suite is the most resolved of them, combining a generous bedroom with a dedicated dressing area and a cleanly finished en-suite. It feels distinct from the rest of the house, offering a degree of separation that works well.

A second bedroom also has its own en-suite, while the remaining rooms are served by a family bathroom with both bath and separate shower.

The finishes are consistent, simple and well executed, with heated towel rails and contemporary fittings throughout.

---





## STEP OUTSIDE

The rear garden faces west, which makes a real difference. Afternoon and evening light falls across the lawn, and the connection back to the house is immediate thanks to the full-width glazing. It's a straightforward, usable space with room for both play and outdoor dining, including a defined children's area.

To the front, a driveway provides off-road parking and leads to the garage store, fitted with an electrically operated roller door. It's a practical addition, whether for storage or everyday use.

---





## THE 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 a five 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.

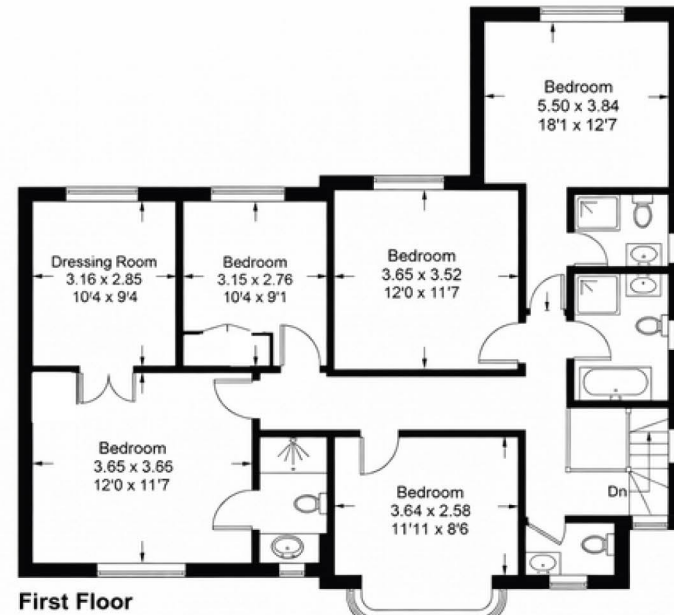
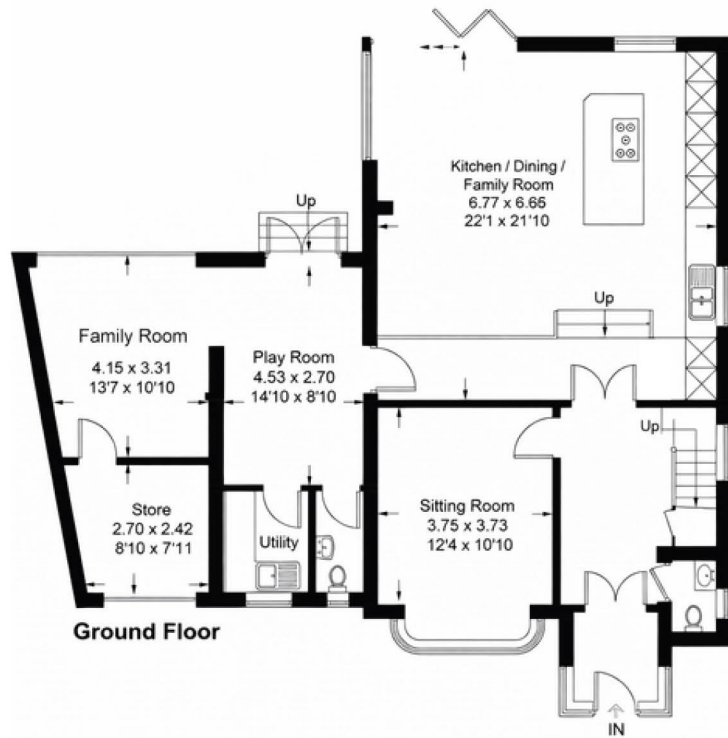
The popular Thatched Inn pub is only a 5-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

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.

# Grand Avenue, Hassocks, BN6 8DE

Approximate Gross Internal Area = 222.4 sq m / 2394 sq ft



## The Finer Details

Tenure: Freehold

Title Number: SX7702

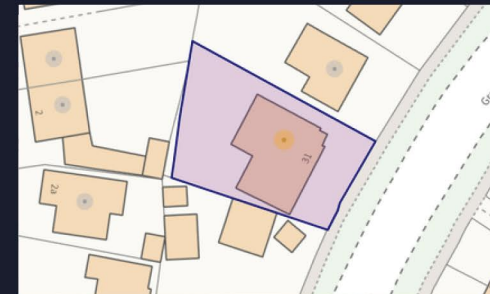
Local Authority: Mid Sussex District Council

Council Tax Band: D

Plot Size: 0.10 acres

Services: Gas heating, mains electricity, mains drainage and mains water (none tested).

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

31 GRAND AVENUE  
HASSOCKS  
WEST SUSSEX  
BN6 8DE

Struggling to find the home?  
try what3words:



[///scribble.decreased.strides](https://www.what3words.com/scribble.decreased.strides)



Scan here  
to watch  
the video

To arrange a viewing contact  
selling agent:

EXQUISITE

by

**PSP**homes

01273 034340 | [southdowns@psphomes.co.uk](mailto:southdowns@psphomes.co.uk) | [www.psphomes.co.uk](http://www.psphomes.co.uk)



@exquisitebypsp



/psphomes