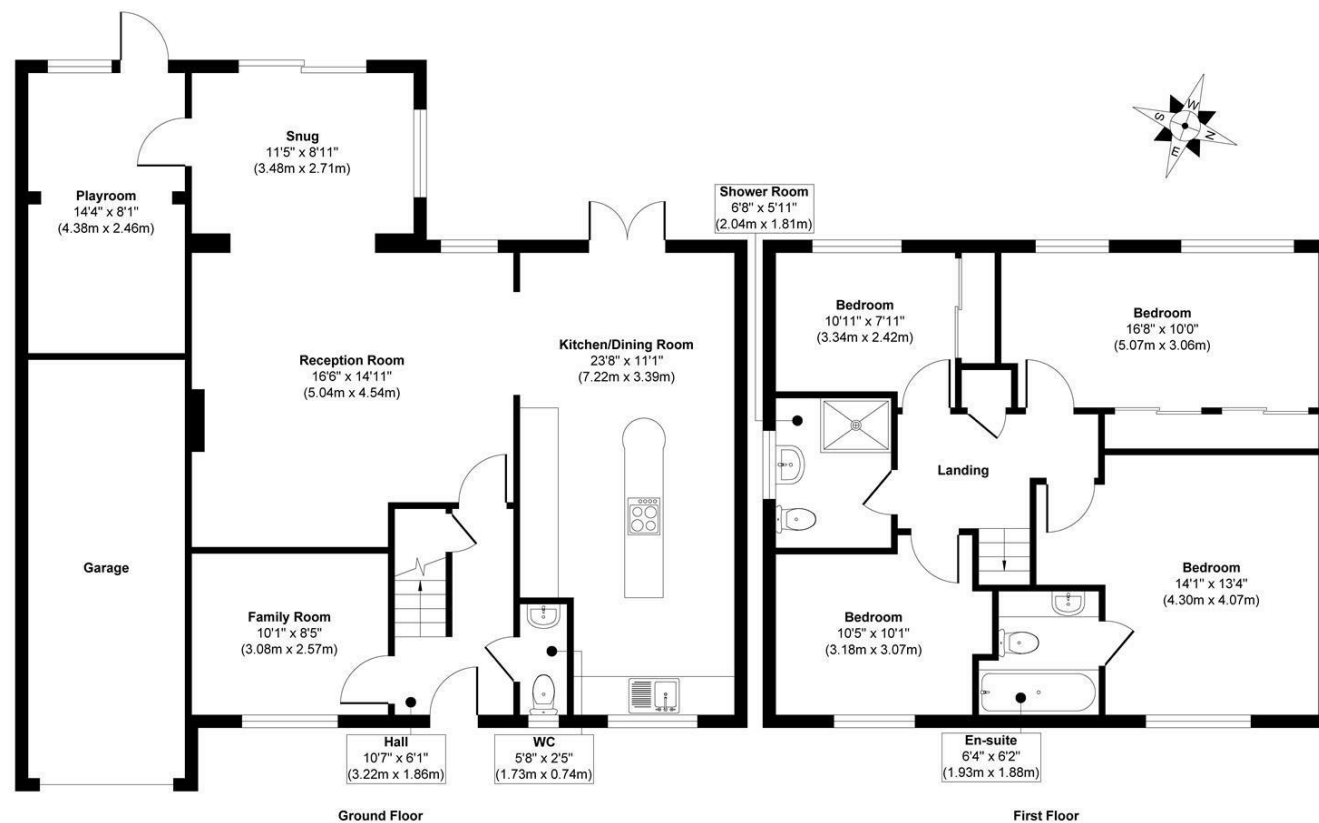
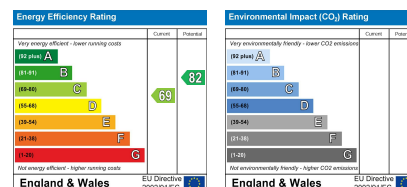




Approx Gross Internal Area 1714 sq.ft / 159.29 sq.m (includes Garage)

Illustration for identification purposes only. measurements are approximate, not to scale.
Produced by Elements Property



33 Clayton Avenue, Hassocks, BN6 8HD

Guide Price £800,000 Freehold

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33 Clayton Avenue, Hassocks, BN6 8HD

Guide Price £800,000 - £850,000

What we like...

- * Spacious, free flowing and highly versatile accommodation perfect for a family.
- * Stylish kitchen/diner with large island, stone counters and doors to garden .
- * Peaceful, tucked away location close to the heart of the village and the station
- * Generous 0.15 acre plot with westerly garden.
- * No onward chain means a swift move is possible.

Guide Price £800,000 - £850,000

Welcome Home

Tucked away at the end of the highly regarded Clayton Avenue, this spacious four bedroom detached home enjoys a peaceful, tucked-away position while remaining within easy walking distance of Hassocks' High Street, mainline station and well-regarded schools. It's a setting that strikes an ideal balance for family life, offering both convenience and a sense of retreat.

Extending to approximately 1,714 sq ft of well-planned accommodation (including the garage), the home has been arranged with both space and versatility in mind. The layout flows naturally, with three separate reception rooms providing real flexibility depending on your needs. The main sitting room, positioned at the heart of the house, is a comfortable and inviting space, while the additional snug and family room offer options for a playroom, home office or more relaxed day-to-day living areas.

The kitchen/diner is an impressive space and stretches to over 23ft forming a stylish, social hub of the home. Fitted with sleek cabinetry, stone counters, boiling water tap and a large central island, it offers both practicality and a contemporary finish. Integrated appliances are neatly incorporated, while French doors open directly onto the garden, creating an easy connection between inside and out and making it a great space for entertaining or family gatherings.

There is also a handy and modern ground floor cloakroom.

On the first floor four well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The proportions are well balanced, making the layout particularly practical for growing families.

The house is fully double glazed and benefits from gas central heating, along with ultrafast fibre broadband, ensuring it is well equipped for modern living and home working. Offered for sale with no onward chain, this is a home that not only provides space and flexibility, but also an easy lifestyle in a peaceful yet highly convenient Hassocks location, with the potential for a swift and straightforward move.

Step Outside

Outside, the plot extends to around 0.15 acres, with the rear garden offering a surprising degree of privacy and enjoying a favoured westerly aspect, meaning plenty of afternoon/evening sunshine. The garden is arranged over tiers, creating distinct areas to enjoy throughout the seasons, from lawned spaces to seating areas and a raised deck that's ideal for outdoor dining or simply unwinding. The elevated position adds interest and makes the most of the outlook.

To the front is driveway parking for a couple of cars leading to the integral garage, with electric door.



Scope/Potential

Whilst already a great size, there is plenty of further scope with this home. Planning permission was granted in 2023 for a garden studio (REF: DM/23/0388). The large loft is ripe for conversion and there is also scope to extend over the garage. Any work is of course subject to any necessary consents.

The Hassocks Life

Clayton Avenue is a sought-after close in the very heart of charming Hassocks. This home is just an three-minute walk from the village High Street via handy twitten cut through. 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 for ages 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 15-minute walk from the home, 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. From number 33 you can be on the platform in five minutes on foot. 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: WSX35309
Local Authority: Mid Sussex District Council
Council Tax Band: F
Plot Size: 0.15 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.

NB - 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.

