



97 Dale Avenue

KEYMER | WEST SUSSEX | BN6 8LR

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Situation

A well extended and significantly updated detached family house with a versatile layout and benefiting from a detached studio, garage and ample off street parking

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

Situated in a convenient position within minutes' walk of all the amenities the village has to offer, including the mainline train station and excellent local schools, this sizable family house has been extended and significantly updated, fashioned in a contemporary manor. Flexibility within the layout comes in the form of a ground floor bedroom5/study which is serviced by a shower room. Further reception rooms include the sitting room at the front of the property with a focal wood burning stove and a large open plan kitchen/dining/family room at the rear. The kitchen has a range of integrated appliances along with 'Carrara Quartz' worksurfaces and with the vaulted ceiling and bi-fold doors opening out onto the rear decked terrace creating a wonderful, light space to entertain. Stairs lead to the first floor where four bedrooms reside along with a family bathroom. The principal bedroom benefits from an en-suite shower room and Juliet balcony overlooking the rear garden. The beautifully landscaped gardens are centered around a large lawn with well stocked shrub and plant beds along with various decked and patio areas throughout. External storage is provided by a timber garden shed at the bottom of the garden and there is a sizable timber garage. At the rear of the garden is a large brick-built studio with a split level arrangement offering a multitude of uses. The driveway at the front of the property provides ample off-street parking for at least four cars.



Kitchen

- » Wall and base units including 'Devol' wall cabinet
- » 'Carrara Quartz' worksurface with breakfast bar
- » Inset sink
- » Inset 5 ring gas hob
- » Eye level combination electric oven
- » Space for dishwasher
- » Space for fridge freezer
- » Herringbone oak flooring



Bathrooms

Family Bathroom

- » Panelled bath
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Tiled walls
- » Heated ladder style towel radiator



En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Tiled floor



Specification

- » Wall mounted 'Ideal' boiler located in the utility room
- » Herringbone flooring to the majority of the ground floor
- » Versatile layout with a ground floor shower room
- » Detached studio with a multitude of uses
- » Sizable detached timber garage
- » Landscaped rear gardens
- » Driveway with off street parking for at least four cars



External

The property is approached over a block paved driveway with parking for several cars with a lawn to one side. The block paved drive continues to the rear garden via wrought iron gates where the sizable timber garage resides. A large decked patio adjoins the rear of the property leading to an expanse of lawn. Well stocked shrub and plant beds continue to one side with shingle and inset pavers leading to the detached studio at the rear garden with a paved terrace in front. The studio is configured in a split level arrangement offering a multitude of uses.





Transport Links

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.8 miles
Brighton	approx. 8.1 miles
Gatwick Airport	approx. 24.6 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Dale Avenue, Hassocks, BN6 8LR

Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft

Outbuilding = 26.1 sq m / 281 sq ft

Garage = 21.5 sq m / 231 sq ft

Total = 205.2 sq m / 2208 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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