



101 | Dale Avenue | Hassocks | West Sussex | BN6 8LR

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking price: £625,000 | Freehold



- Handsome detached four bedroom family house
- Highly sought-after location close to primary and secondary schools
- Ample scope for extension (subject to necessary consents)
- Sitting room with fireplace. Dining room and kitchen
- Four bedrooms and bathroom. Cloakroom
- Private drive, garage and good sized, mature gardens
- Gas central heating, double glazed windows virtually throughout
- No onward chain. Viewing highly recommended

Description

A most attractive four-bedroom detached family house built around sixty years ago and situated in a highly sought-after location within reach of village schools, High Street shops and countryside walks. Although in need of some updating, the property offers a superb opportunity to create a lovely family home, with ample scope of enlarging, subject to any necessary consents. The property features a pretty, well stocked rear garden, measuring around 90' in length, whilst other features include a private driveway that leads to an attached garage, modern fitted bathroom and kitchen, double glazed windows plus gas central heating. The property is offered with no onward chain and an internal inspection is highly recommended.

Double glazed front door to **Entrance Lobby**. Quarry tiled floor, glazed door with part glazed side panel to **Entrance Hall**. Coats hanging space and door to **Cloakroom** with grey suite comprising low-level WC, corner wash hand basin and tiled splashback, extractor fan and vinyl floor. The reception room has a **Dining area** with understairs storage cupboard, serving hatch from Kitchen and double-glazed window overlooking the rear garden. The dining area leads through to the **Sitting Room** area around a central brick fireplace that has a stone hearth and timber mantle with adjoining shelving. There are double glazed windows overlooking the front and rear gardens, along with a glazed casement door leading to the patio. The **Kitchen** is fitted in modern units with worksurfaces and matching hanging wall cabinets. Double drainer stainless sink top with mixer tap. Part tiled walls, vinyl floor covering. Appliances include Neff built in oven with Schott Ceran ceramic hob and Neff brushed steel extractor over, Neff integrated slimline dishwasher. Samsung fridge freezer and a Zanussi washing machine. Cupboard housing Glow Worm Flexicom 12 HX gas fired boiler. A glazed door leads to a covered side access

and garage. From the hall, stairs lead to the **First Floor Landing**. Access panel to roof space. The main **Bedroom** has a double-glazed window overlooking the front garden. Open wardrobe cupboard with locker storage over. The second double **Bedroom** has a double-glazed window with pleasant outlook over the rear garden. Built in wardrobe cupboard. The third **Bedroom**, currently used as a study, overlooks the rear garden, whilst the fourth **Bedroom** has a built-in wardrobe and overlooks the front garden. **Bathroom** Modern white suite with easy access bath, with SIRRUS shower unit and large panel splashback, matching pedestal wash hand basin and low-level WC.

Outside: To the front of the property is a garden laid to lawn with mature shrubs enclosed by picket fencing to one side and low box hedging to the other, along with a driveway and parking for two/three cars leading to the attached **Garage**. With electric light and power, up and over door, two former coal storage cupboards. Window to the rear. **Covered Side Access** with door leading to the Rear of the property. The well stocked and pretty rear garden comprises a paved patio and an area of level lawn, large flower and shrub border plus mature trees, including an apple tree. This delightful rear garden backs onto neighbouring gardens and is enclosed by a combination of panel fencing, wire fencing and mature shrubs and measures approximately 90' x 42' (not accurately measured).

Location

Dale Avenue is a highly popular location of individual bungalows and houses within easy reach of the highly regarded Windmills Primary and Downlands secondary school, as well as the health centre. The property is also close to both the Keymer Road shopping thoroughfare as well as Hassocks High Street, that has a range of facilities, including shops, junior school, dentist, a sub-post office (within McColls Convenience Store), Sainsbury's Local, Budgens supermarket, churches, public houses and cafes. Hassocks main line railway station provides fast and frequent services to London and the south coast, whilst the A23 is about a 5-minute drive away and provides access to the cosmopolitan city of Brighton and Hove with its excellent entertainment facilities, theatres, restaurants, clubs, cinemas and marina in addition to Gatwick International Airport and the M25.





Information

Property Reference: HJB02597

Photos & particulars prepared: July 2023 (Robert Turner MNAEA)

Services: All main services

Local Authority: Mid Sussex District Council Council Tax Band: 'E'

Directions

From Hassocks High Street proceed east taking the right hand turning into Dale Avenue. Follow the road around passing the schools where the property will be found on the left-hand side towards the end ends before Lodge Lane.

What Three Words: <https://w3w.co/hazel.remarks.topical>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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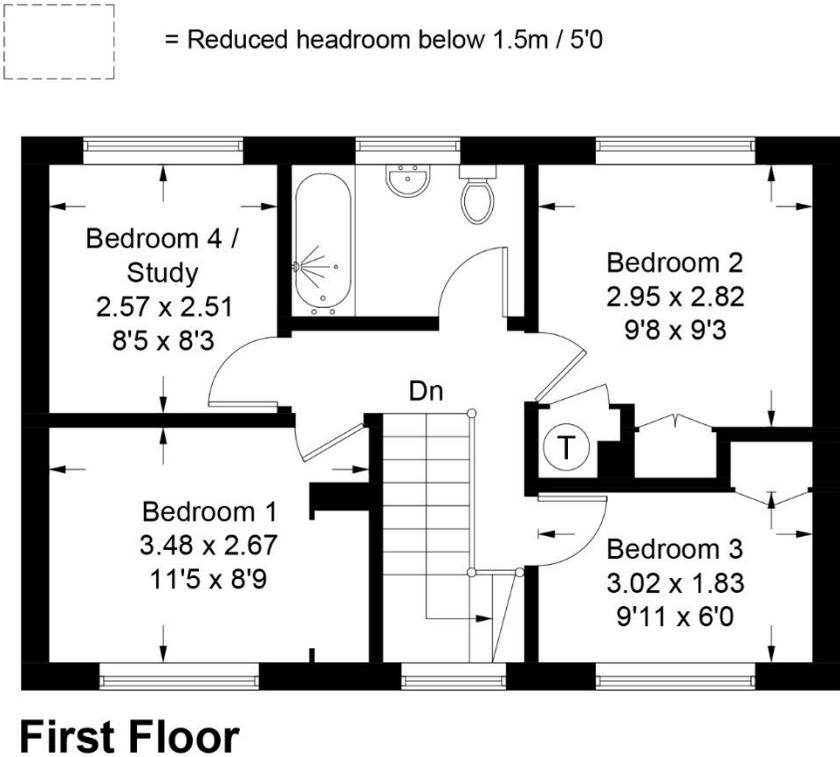
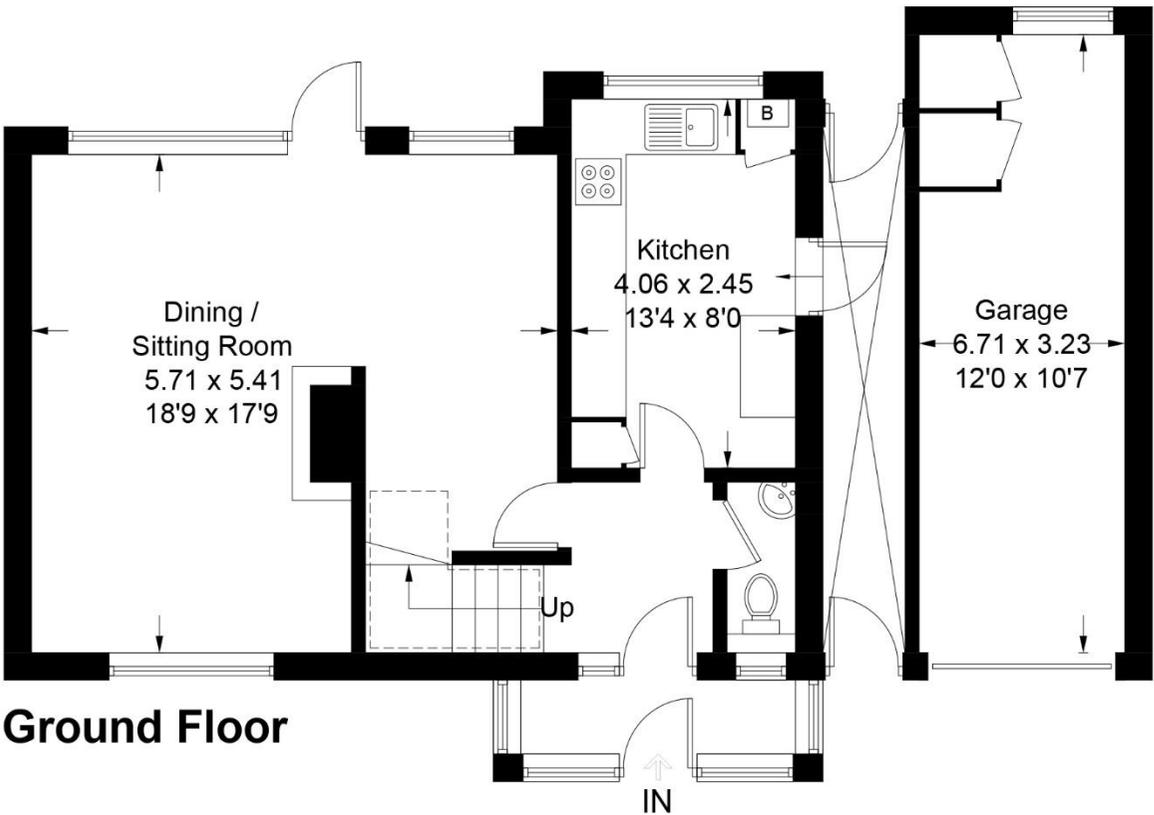


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Dale Avenue, BN6

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 117.4 sq m / 1263 sq ft



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID988928)



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