



31 Dale Avenue, Hassocks, BN6 8LP

Guide Price £550,000 – £575,000

A detached 2/3 bedroom bungalow in a popular residential location with excellent potential
(subject to any necessary constraints)



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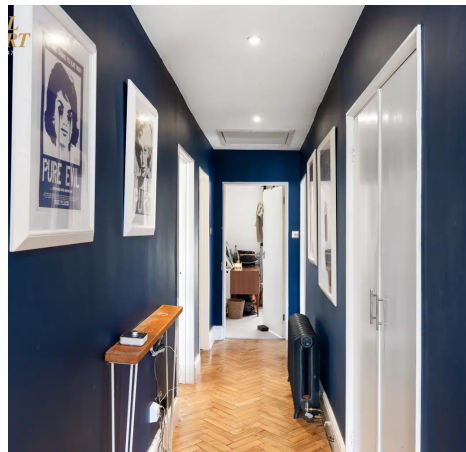
31 Dale Avenue

Hassocks

A detached 2/3 bedroom bungalow offering excellent potential to extend, subject to any necessary consents. The property is conveniently located within close proximity of the village amenities including the High Street shops, mainline railway station and local schools (Windmills Junior & Downlands Community School are both located in Dale Avenue).

The accommodation includes an entrance porch with glazed door leading to entrance hall, bay fronted 17'9 x 12' lounge/dining room with fitted log burning stove, fitted kitchen (considered to require some updating), dining room/bedroom three with double glazed patio doors to uPVC double glazed conservatory, two double bedrooms and white bathroom suite with a separate WC (considered to require updating).

Outside the front is arranged to a large gravelled parking/hard standing for several vehicles, double gates lead to the former garage which is now utilised as a store room. The fully enclosed rear garden measuring 55' x 36' is mainly laid to lawn with a paved patio area.



31 Dale Avenue

Hassocks

- Detached 2/3 bedroom bungalow in a sought after residential location
- Excellent potential for extension (STNC's)
- Within close proximity to shops, local schools (Windmills Junior School & Downlands Community School) & mainline station
- Bay fronted lounge/dining room
- uPVC double glazed conservatory
- Fitted white family bathroom & separate WC
- Private driveway leading to store room/former garage
- Council Tax Band: D / EPC Rating: E
- Enclosed rear garden measuring 55' x 36'

LOCATION: Dale Avenue occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre.

STATION: Hassocks mainline railway station is within one mile and provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

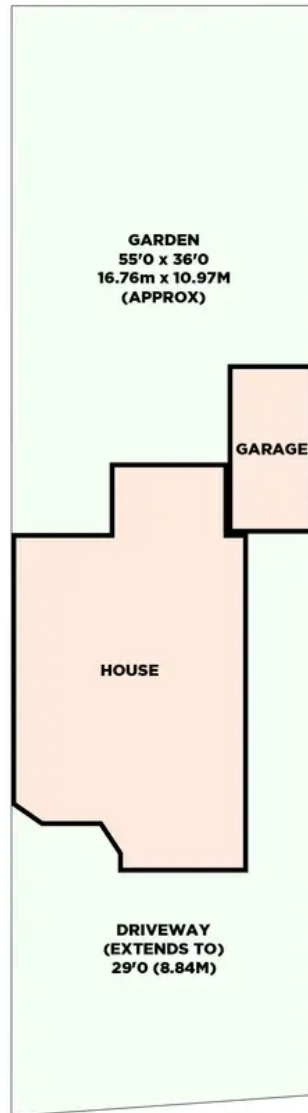
DIRECTIONS: From our office in Hassocks Village follow the Keymer Road eastwards towards Keymer. Just after the first set of pedestrian traffic lights, turn right into Dale Avenue.



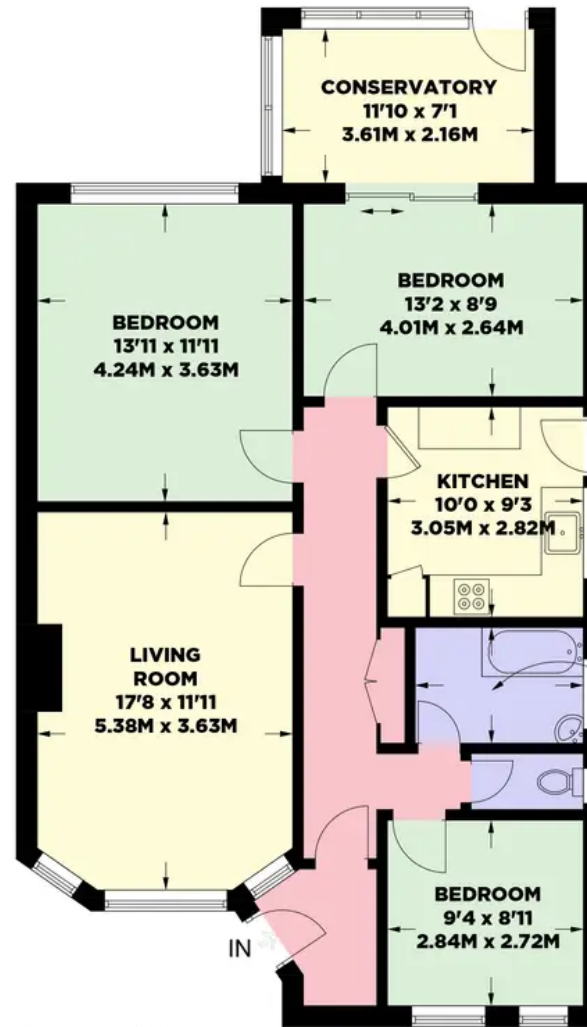
31 DALE AVENUE



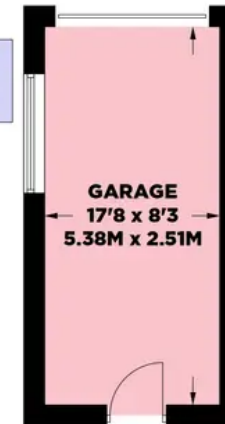
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING GARAGE)
1143 sq ft / 106.2 sq m



Site Plan



Ground Floor
997 sq Ft / 92.6 sq M



**(Not Shown In Actual
Location / Orientation)**

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Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.



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**Certified
Property
Measurer**

-  Ceiling Height
-  Hot Water Tank
-  Fridge / Freezer
-  Head Height Below 1.5m
-  Measuring Points
-  Storage Cupboard
-  Fitted Wardrobes
-  Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.