



Dale Avenue | Hassocks, West Sussex, BN6 8LR

MARCHANTS

Dale Avenue

A well located semi-detached three bedroom bungalow, with scope to extend into the loft (STNPC) and or extend on the ground floor. Boiler installed 2023 along with updated radiators. Lovely aspect, own driveway and single garage. Close to Windmills and Downlands Schools and offered to the market with no ongoing chain.

OIEO £425,000

MARCHANTS

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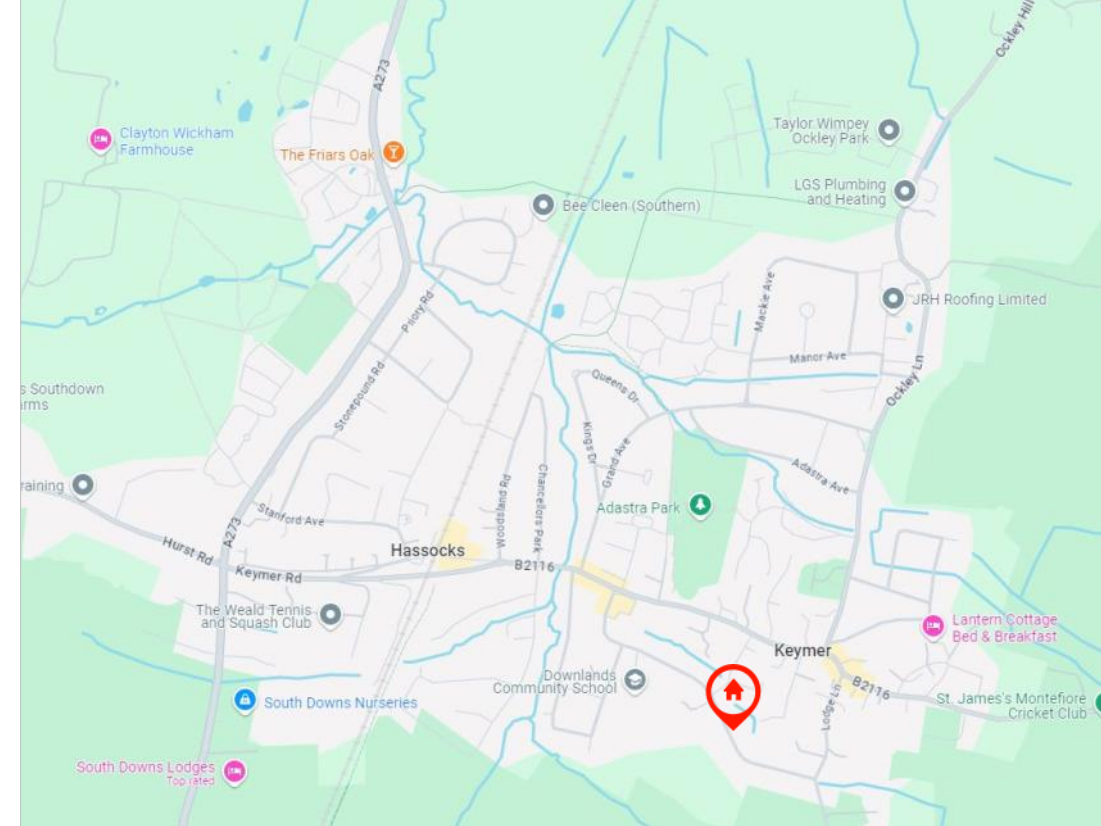
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Features

- Three Bedrooms
- Kitchen/Diner
- Semi Detached
- Garage
- Own Driveway for Off Street Parking
- Scope to Extend (STNPC)
- Proximity to Schools
- No Onward Chain



View of The South Downs from nearby fields, Hassocks.



Location

Dale Avenue lies just off the Keymer Road shopping thoroughfare which also leads to the main line railway station. Windmills Junior School, Downslands Community School and Hassocks Health Centre are all only a few yards away.

Hassocks provides a variety of facilities, including boutique shops, Sainsbury's Local, The Sussex Grocer supermarket, various cafes, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network timetables).

- Hassocks Station (0.6 miles)
- Burgess Hill (3.3 miles)
- Brighton (8.7 miles)
- Gatwick Airport (18.8 miles)

Accommodation

Driveway leading to the front door, meter cabinet. PVCu and half glazed door, into **PORCH** tiled floor, and courtesy light, timber and glazed door into;

HALLWAY Wall cabinet containing electrical consumer unit, Radiator. Built-in storage cupboard housing the hot water cylinder, wall mounted 'Drayton' room thermostat. Hatch to loft, partially boarded and with power and light.

LIVING ROOM A bright, south-facing reception room benefiting from natural light. Features include a brick built open fireplace with tiled mantel and hearth, creating a charming focal point. Radiator.

KITCHEN/DINER Cream fitted cabinetry to include base and wall mounted units, laminate worktop, inset stainless steel sink with mixer tap and pleasant aspect over the rear garden. 'Glow Worm Energy7' gas boiler (installed 2023) into wall cupboard. 'Lamona' oven, with four burner gas hob over and extractor above. Free standing appliances to include 'Hotpoint' fridge, 'Beko' washing machine, and 'Hotpoint' slimline dishwasher. Ceramic tiling to splash back areas and vinyl flooring. PVCu stable door to side access. Archway into **DINING AREA** Radiator and PVCu window with a side aspect.

SHOWER ROOM A white suite comprising, close coupled toilet, pedestal hand basin with medicine cabinet over. Ceramic tiled walk-in shower with thermostatic apparatus above, radiator and chrome towel holder. Vinyl tiled effect floor.

BEDROOM ONE Rear aspect over garden, radiator and two built-in double wardrobes with storage over.

BEDROOM TWO Front double aspect room, radiator.

BEDROOM THREE Side aspect, radiator





Garden & Parking

FRONT GARDEN Front boundary with an established hedge and mainly laid to lawn, driveway for off street parking, leading to gated access to the garage and rear garden.

REAR GARDEN Paved patio area, mainly laid to lawn with established shrubs and pathway, a pleasant backdrop of trees and nearby stream.



Additional Information

BROADBAND - ADSL **UTILITIES** - MAINS

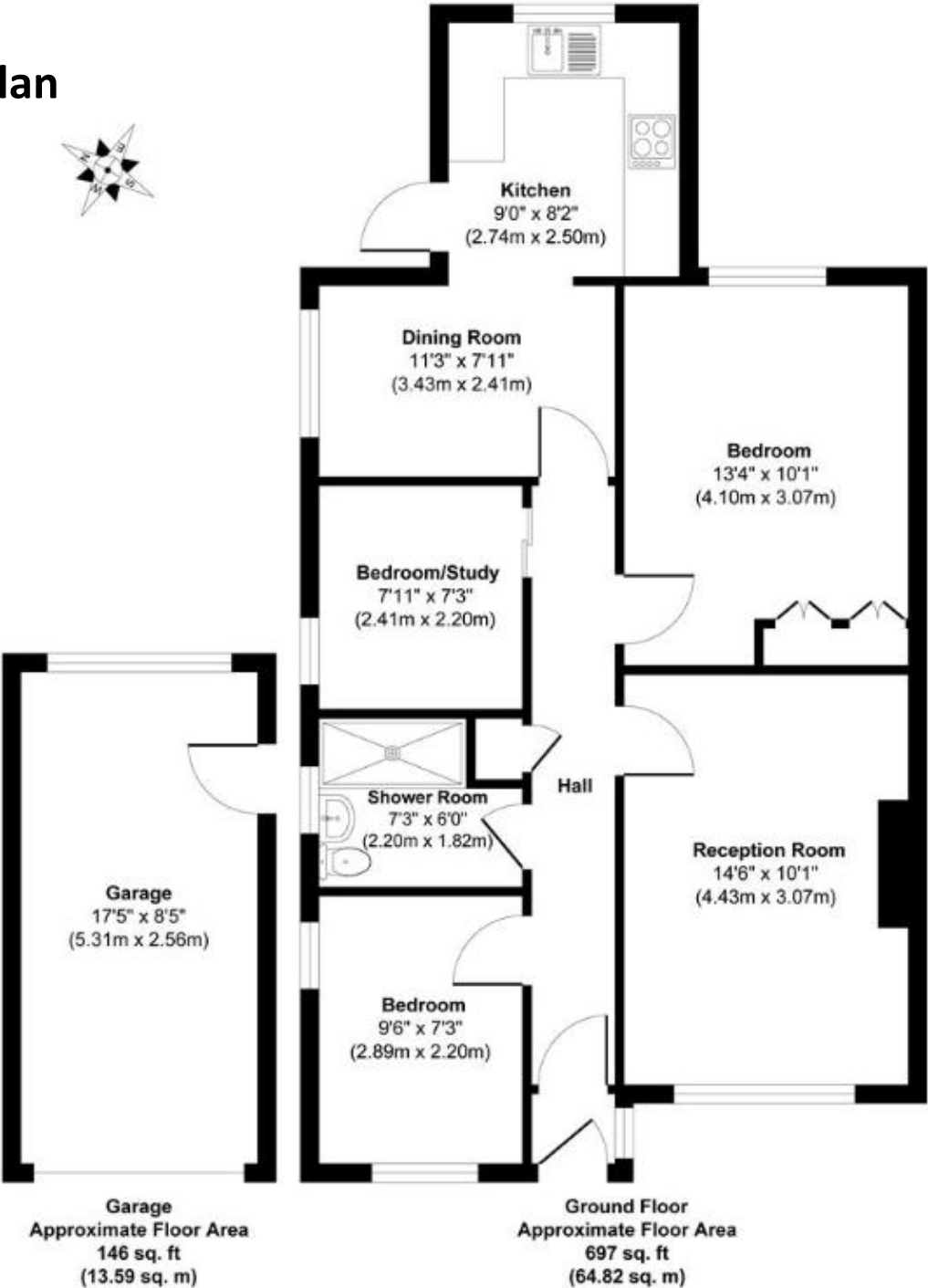
RESTRICTIONS - None **RIGHT OF WAY** - None

EASEMENTS - None **FLOOD RISKS** - None

ENERGY EFFICIENCY RATING - D

COUNCIL TAX BAND - D (Mid Sussex District Council)

Floorplan



Approx. Gross Internal Floor Area 843 sq. ft / 78.41 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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