



**Dale Avenue**

**Hassocks, West Sussex, BN6 8LP**

**MARCHANTS**

# Dale Avenue

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A well-presented detached bungalow in a very convenient location less than half a mile from the shops and mainline station. The bungalow has been the subject of considerable updating and re-decoration in the last few years. Features include two/three bedrooms, a luxury shower room, quality wood block floors, own drive leading to further parking and a landscaped south facing rear garden.

**OIRO £575,000**

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: [info@marchantsestateagents.co.uk](mailto:info@marchantsestateagents.co.uk)

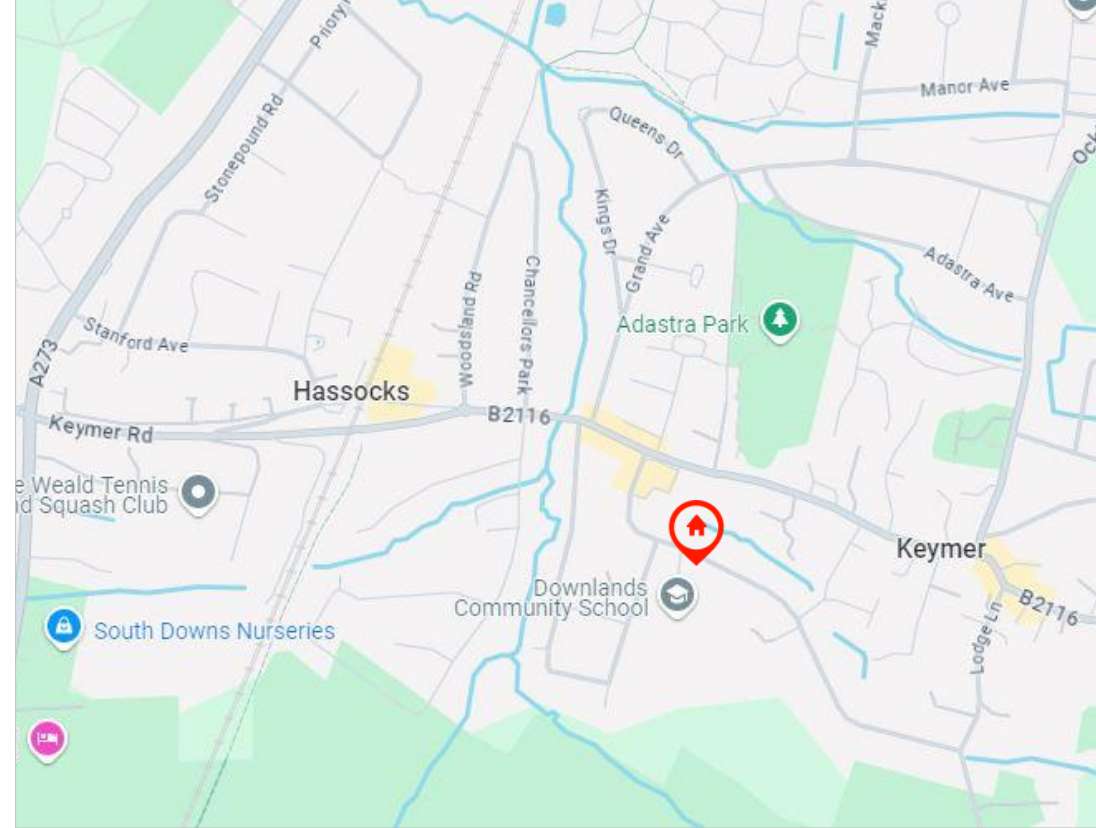
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## Features

- Detached Bungalow
- Two/Three Bedrooms
- Luxury Shower Room
- Well Presented
- Own Driveway
- South Facing Rear Garden
- Central Village Location
- No Onward Chain



Nearby playpark 'Parklands Open Space' and fields beyond with views of The South Downs, Hassocks.



## Location

Dale Avenue is conveniently located for the schools and health centre being approximately 0.2 miles to the village centre & and 0.4 miles to the mainline station with regular services to London and the south coast.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre, nurseries and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

- Hassocks Station (0.4 miles)
- Burgess Hill (2.9 miles)
- Brighton (8.4 miles)
- Gatwick Airport (19.5 miles)

# Accommodation

Fully enclosed **ENTRANCE PORCH** With electric lantern light and front door to:

**ENTRANCE HALL** Radiator, wood block flooring, central heating thermostat, recessed meter cupboard, double built-in cupboard housing a wall mounted 'Worcester' gas combi boiler. Hatch to insulated loft space with electric light and accessed via drop down loft ladder.

**LIVING ROOM** There is a bay window with a front aspect. Tiled open fireplace with a free-standing wood burning style electric convector, radiator, wood block floor, small side window, polished wood window sills, vertical blinds and curtains.

**KITCHEN** Fully fitted with 'Brighstone Pearwood' kitchen furniture comprising a 'U' shaped worktop with inset stainless-steel sink and inset 'Neff' ceramic hob with concealed extractor hood over. Excellent range of base cupboards, drawers, tray space, wall mounted cupboards and bottle store. Integrated appliances include 'Neff' oven, 'Blomberg' fridge/freezer and 'Bosch' slimline dishwasher. Concealed lighting over worktop, ceramic tiled splash areas and floor, radiator and PVCu double glazed side door to:

**SIDE LOBBY** Ceramic tiled floor, PVCu double glazed door to driveway & door to:

**CLOAKROOM** Fitted with a white suite comprising W.C. and vanity wash basin with cupboard under, ceramic tiled splashback and mirror over. Ladder style towel warmer. Ceramic tiled floor, automatic extractor and a small window.





**BEDROOM ONE** Overlooking the rear garden. Radiator, wood block flooring. Excellent range of 'Maple' fitted furniture comprising wardrobes, chests of drawers and wall mounted cupboards, polished wood window sill, vertical blinds and curtains.

**BEDROOM TWO** Overlooking the front aspect. Radiator, fitted carpet, polished wood window sills, vertical blinds, TV aerial lead.

**DINING ROOM/BEDROOM THREE** Radiator, wood block floor. Fitted 'Maple' laminated furniture comprising a desk with keyboard shelf, drawers and cupboards under, glass fronted display cabinet over. Polished wood window sill, vertical blinds and curtains, PVCu leaded light effect double glazed doors opening into rear garden.

**SHOWER ROOM** Fully ceramic tiled walls and luxuriously fitted with a white suite comprising a larger than average shower cubicle enclosed by a 'Roman' glass door. Full length 'Symphony Sarcaso Pearwood' fitted furniture comprising cupboards, drawers, full height storage cabinet with drawers and having an integrated wash basin with mixer tap and pop-up waste and W.C. with concealed cistern. 'Chromium' plated towel warmer, electric shaver point, recessed downlights, wall mirror and further shelved cupboard.



# Garden & Parking

**FRONT GARDEN** A walled garden having a shrub bed, beech screening hedge and a brick paved parking and turning area. A pair of gates open into brick paved driveway having outside lighting, water tap and providing further parking.

**REAR GARDEN** The south facing garden measures approximately 60' (18.29m) x 38'6" (11.58m) and has been landscaped to provide a large, paved patio area with a shrub border. This area is separated by a low ornamental brick wall with two steps up via a pergola leading to a lawn with shrub border and timber shed with power and light. There is a Summer House, decorative shelter, outside lighting, power points and a shingled side path presently closed off.

## Additional Information

Council Tax Band: D

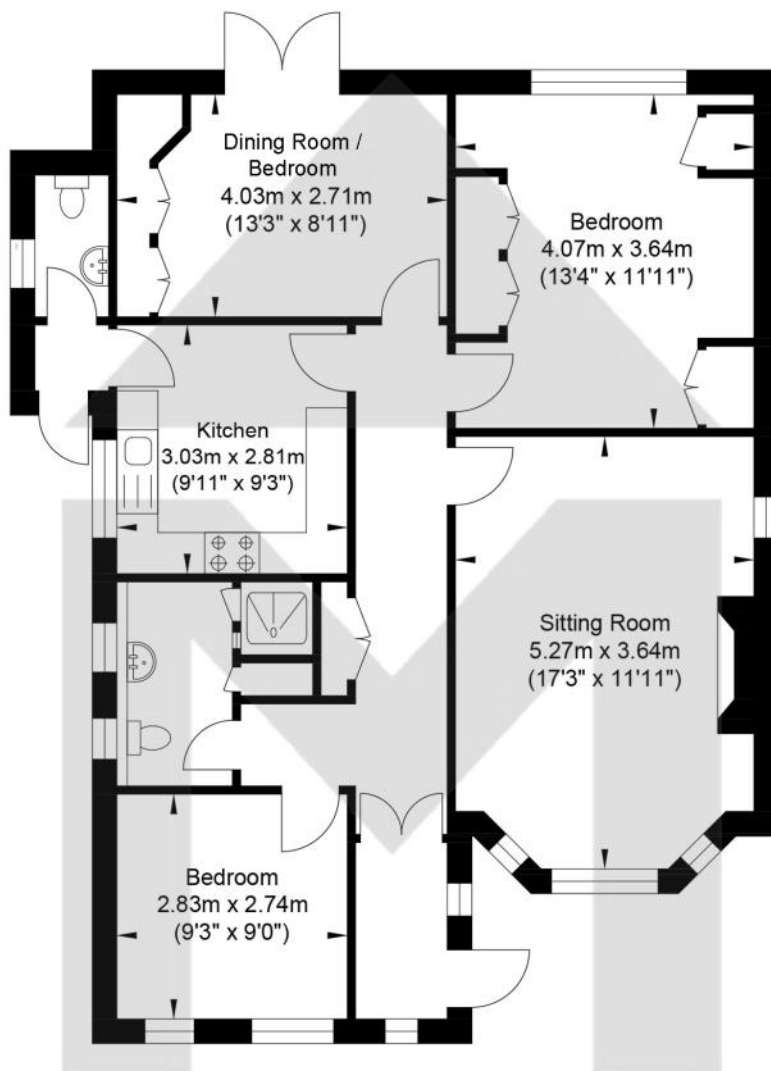


| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |





# Floorplan



Ground Floor  
Approximate Floor Area  
885.97 sq ft  
(82.31 sq m)



Approximate Gross Internal Area = 82.31 sq m / 885.97 sq ft

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

**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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