



37 Dale Avenue  
HASSOCKS | WEST SUSSEX | BN6 8LP

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# Situation

An extended and recently refurbished semi-detached bungalow set in a central and very convenient position within minutes walk of all the amenities and with a large 135ft rear garden

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 very convenient position within minutes walk of all the amenities, this semi-detached bungalow has recently been refurbished including a new kitchen and bathroom and offers light reception rooms all on one level. The fitted kitchen/breakfast room steps down into the sizable sitting room with doors opening out onto the larger than average rear garden measuring approximately 135ft to rear of the plot. There are three large bedrooms serviced by a fitted shower room. There is considered huge scope to enlarge the property (stnc). The rear garden is predominantly laid to lawn with a large terrace adjoining the rear of the property. A further piece of garden accessed via a bridge over the stream which was purchased by the current owner c1970, significantly increases the size of the rear garden. A driveway to the side of the property provides off street parking for three cars and there is the benefit of a front lawn.



# Overview

## Kitchen

- » Modern wall and base units
- » Inset sink and drainer
- » Inset 4 ring gas hob
- » Extractor fan over
- » Inset electric oven below
- » Fitted fridge freezer



## Shower Room

- » Fully tiled corner shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite
- » Wash hand basin with drawers beneath
- » Fully tiled walls



## Specification

- » Wall mounted 'Glow Worm' boiler located in the hallway cupboard
- » Recently refurbished throughout
- » Driveway with off street parking for three cars
- » Approximately 135ft rear garden

## External

The property is approached over a driveway with parking for three cars flanked on one side by the front lawn. A terrace adjoins the rear of the property stepping down to an expanse of lawn scattered throughout with shrubs. A bridge over a stream leads to a further area of lawn extending to 70ft.



## Transport Links

Hassocks Train Station	approx. 0.4 miles
Haywards Heath Train Station	approx. 7.4 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3 miles
Brighton	approx. 8.2 miles
Gatwick Airport	approx. 24.7 miles

Consumer protection from unfair trading regulations 2008

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.

## Parkside, Keymer, Hassocks, BN6 8BL

Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft  
 Garage = 29.4 sq m / 316 sq ft  
 Total = 183.1 sq m / 1970 sq ft



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