



## The Hollies

3 DALE AVENUE | HAS SOCKS | WEST SUSSEX | BN6 8LW

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# Situation

An extended detached bungalow set in a central and very convenient position within minutes walk of all the amenities and with private gardens and off street parking

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, 'The Hollies' has been extended over the years creating well appointed and light reception space all on one level. The open plan style sitting room leading into the kitchen is a great space benefitting from an electric coal effect fireplace with oak surround and a breakfast bar. 2 further reception rooms include a study and a conservatory. There are 2 double bedrooms both with an abundance of wardrobe space and there is a bathroom with large fully tiled walk in shower. A brick paved driveway provides parking for a few cars. The rear garden sits to 2 sides of the property and predominately laid to lawn along with a paved patio adjoining the rear of the property. There is also the benefit of a timber garden shed.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Inset 4 ring gas hob with extractor fan over
- » Fitted eye level 'Zanussi' electric oven
- » Fitted 'Zanussi' dishwasher
- » Fitted 'Zanussi' fridge freezer
- » Tiled splash backs

## Shower Room

- » Large walk in fully tiled shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Fully tiled walls

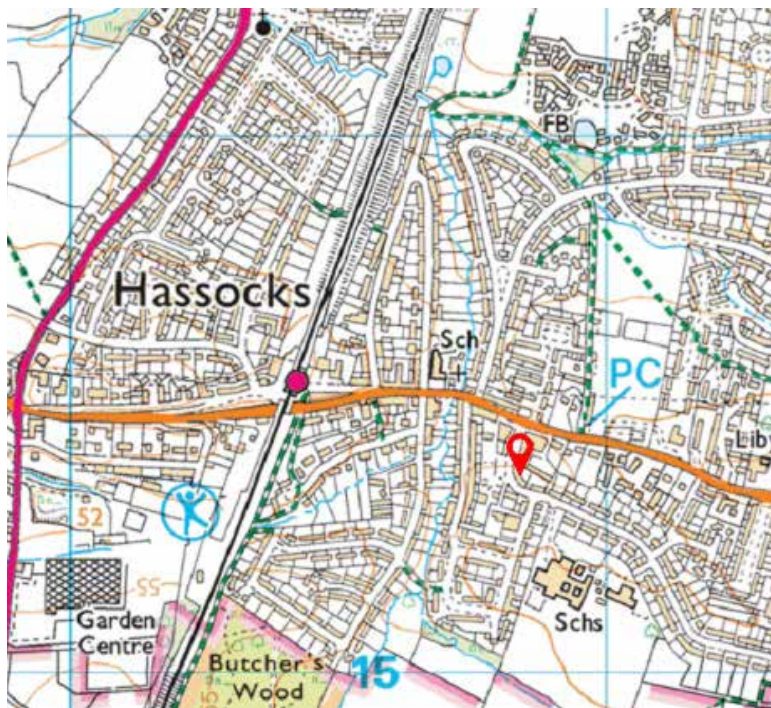
## Specification

- » Wall mounted gas fired boiler in the kitchen
- » Electric coal effect fire with oak mantel and surround
- » Conservatory
- » Off street parking

## External

The property is approached via timber gates and over a block paved driveway with parking for a few cars bordered by mature hedgerow. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property with a central paved path to a timber garden shed. An area of lawn extends from the patio and to the east of the property.





## Transport Links from The Hollies

Hassocks Train Station	approx. 0.3 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 2.9 miles
Brighton	approx. 8.1 miles
Gatwick Airport	approx. 24.6 miles

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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.

## Dale Avenue, Hassocks, BN6 8LW

Approximate Gross Internal Area  
90.1 sq m / 970 sq ft

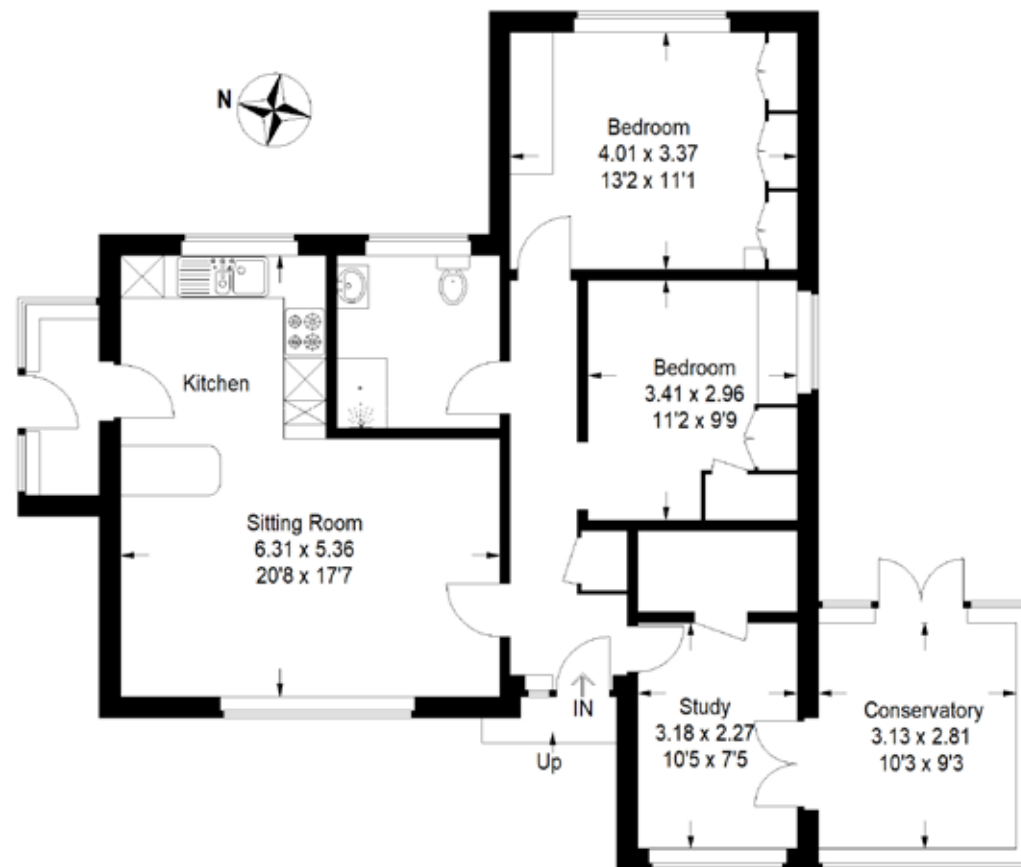


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2019

A buyer is advised to obtain verification from the solicitor.

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