



## 6 Dale Avenue, Hassocks, BN6 8LP

£750,000

A newly refurbished extended and improved four double bedroom detached chalet style house, conveniently situated in this central location, offered for sale with vacant possession and no onward chain.



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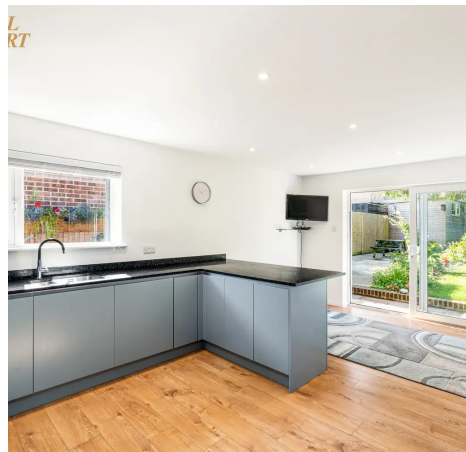
# 6 Dale Avenue

Hassocks

This deceptively spacious four double bedroom, two bathroom, detached chalet style property has been comprehensively re-fitted, modernised, extended and improved throughout. Offered for sale with the benefit of vacant possession and no onward chain. It is a short walk to all local schools.

Outside, the rear garden is landscaped with a specimen silver birch tree providing a good degree of seclusion. This property is perfectly situated for access to the village centre and mainline railway station.

- Four double bedroom detached chalet bungalow
- Two new bathrooms (one on the ground floor, one on the first floor).
- Double aspect kitchen/dining room
- Double aspect sitting room
- Two ground floor double bedrooms
- Two first floor double bedrooms
- Driveway for 3-4 cars
- South facing enclosed rear garden
- Floor coverings as fitted
- Council tax band D – Energy performance rating D



# 6 Dale Avenue

Hassocks

## 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, banks, sub post office and modern health centre.

Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

## 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).

## BY ROAD:

Access to the major surrounding areas and motorway network can be found approximately 3 miles to the South at Pyecombe.

## 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 and the property can be found on the right hand side.



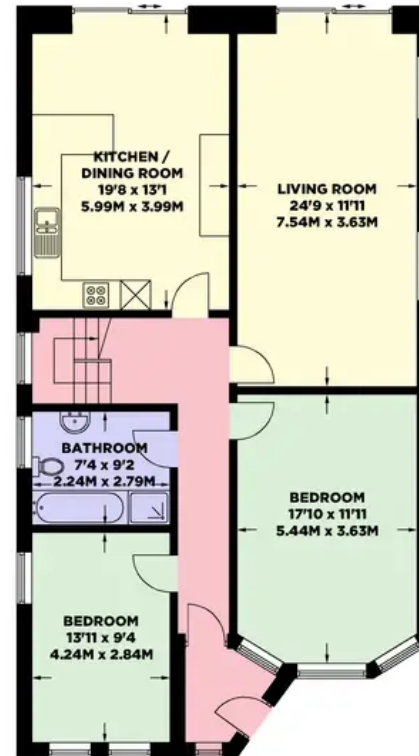
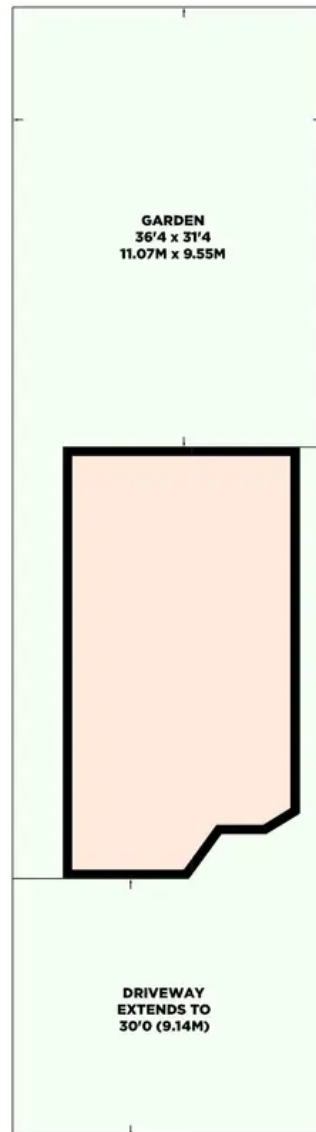
# 6 DALE AVENUE

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)

**1603 sq ft / 148.9 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)

**1710 sq ft / 158.9 sq m**



**Ground Floor**  
1175 sq Ft / 109.2 sq M



**First Floor**  
535 sq Ft / 49.7 sq M



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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 details shown is an approximate interpretation for illustrative purposes only.

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**MANSSELL McTAGGART**  
Trusted since 1947



- 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.