



41 Dale Avenue

Keymer, Hassocks, West Sussex BN6 8LP

MARCHANTS

41 Dale Avenue

An ideal opportunity for buyers wishing to remodel a property which also has a 125 foot long rear garden traversing a narrow stream. This attractive chalet bungalow has been extended at the rear as well as having a loft conversion. The accommodation comprises two reception rooms and four bedrooms.

OIRO £550,000

MARCHANTS

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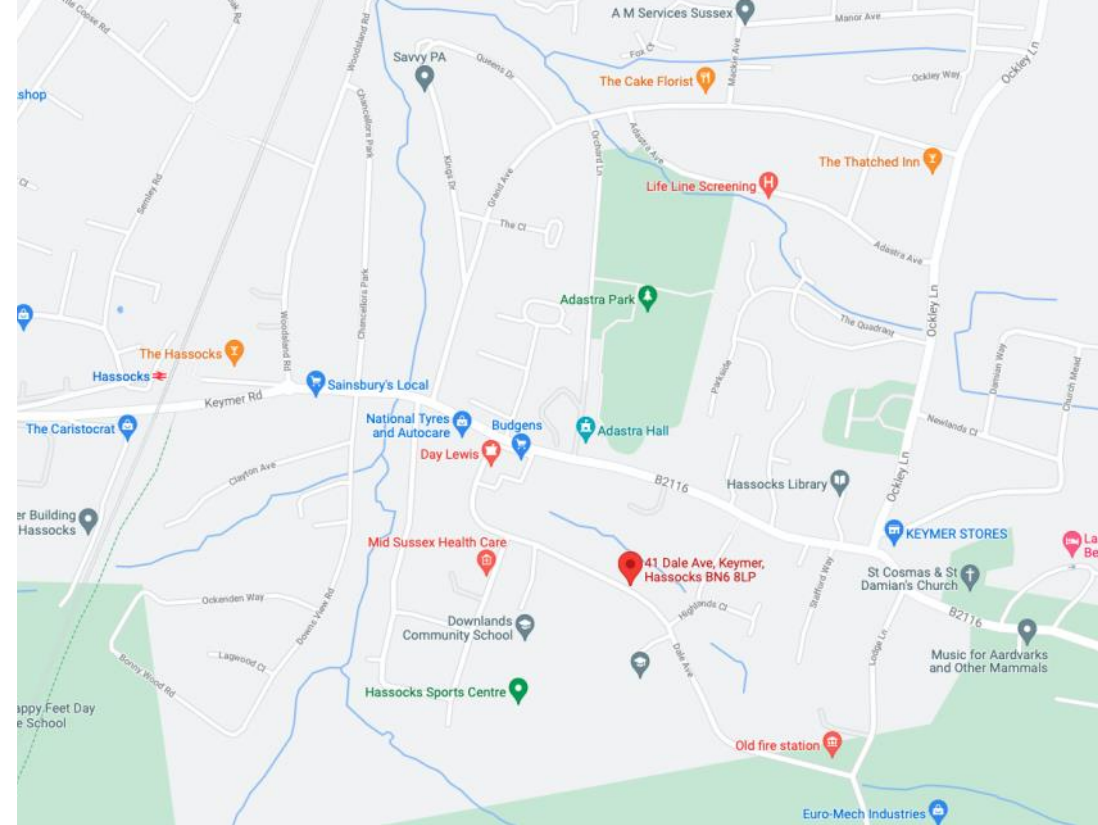
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Semi Detached Chalet
- 125ft Rear Garden
- Four Bedrooms
- Two Living Rooms
- Garage plus Parking
- Scope to Modernise
- Level Walk to Shops
- No Onward Chain



Stunning views of The South Downs from nearby fields, Keymer, Hassocks.



Location

Dale Avenue is ideally placed, being close to Windmill junior school and Downlands community school, Hassocks health centre and is only a short level walk to the shopping centre.

Hassocks provides a variety of facilities, including shops, a sub-post office (within McColls Convenience Store), Sainsbury's Local, Budgens supermarket, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

- Hassocks Station (0.5 miles)
- Burgess Hill (3.0 miles)
- Brighton (8.6 miles)
- Gatwick (19.5 miles)

Accommodation

Fully Enclosed **PORCH**, double glazed door to:

Long **HALLWAY** Radiator, digital central heating thermostat, recessed meter cupboard, built-in airing cupboard having a hot water tank, cupboard under stairs.

LOUNGE A south facing room, fitted gas fire with a York stone surround. Radiator.

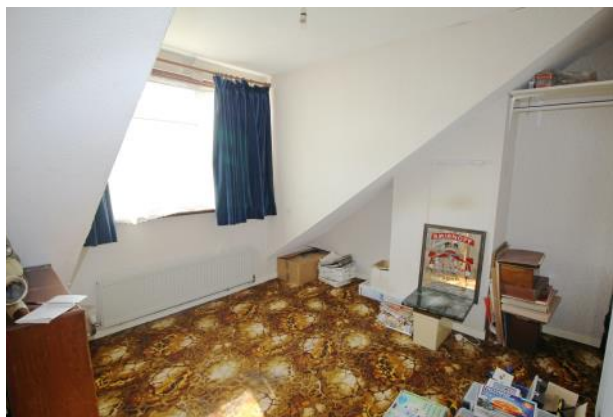
KITCHEN Fitted with wood grained kitchen furniture comprising generous worktops, inset sink, base cupboards, drawers, and wall mounted cupboards. Appliances include, an electric oven, gas hob with extractor over, 'Hotpoint' washing machine and 'Hotpoint' dishwasher. Ceramic tiled splashbacks, wall mounted 'Worcester' gas fired boiler for central heating and domestic hot water. Central heating programmer, stairs to first floor, double glazed door to side entrance and glass door and two steps down to:

INNER LOBBY

CLOAKROOM Fitted with a W.C., and wash basin.

DINING ROOM Overlooking the rear garden which is accessed by patio doors. Radiator, sliding door to inner lobby.





BEDROOM ONE A double bedroom overlooking the rear garden, radiator.

BEDROOM FOUR A south facing single bedroom with radiator and range of mirror fronted wardrobes.

BATHROOM Fitted with a coloured suite comprising bath, pedestal wash basin and W.C., towel warmer.

FIRST FLOOR

Small **LANDING** High-level window.

BEDROOM TWO A south facing bedroom with a glimpse of The South Downs. Storage cupboard and radiator.

BEDROOM THREE Overlooking the rear garden, fitted wardrobes and radiator.

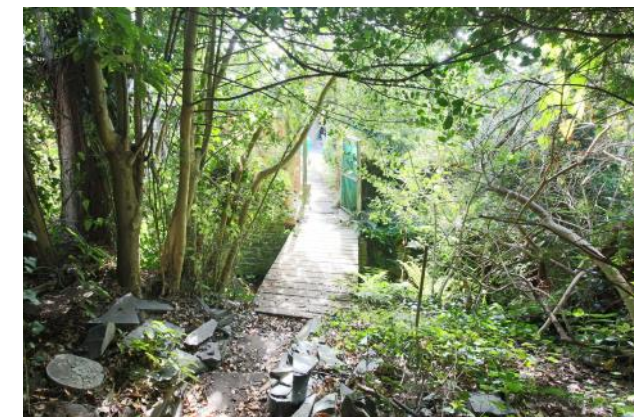


Garden and Patio Area

FRONT GARDEN A neat garden laid to lawn with a mature hedge border. An own driveway leads via a pair of timber gates to a:

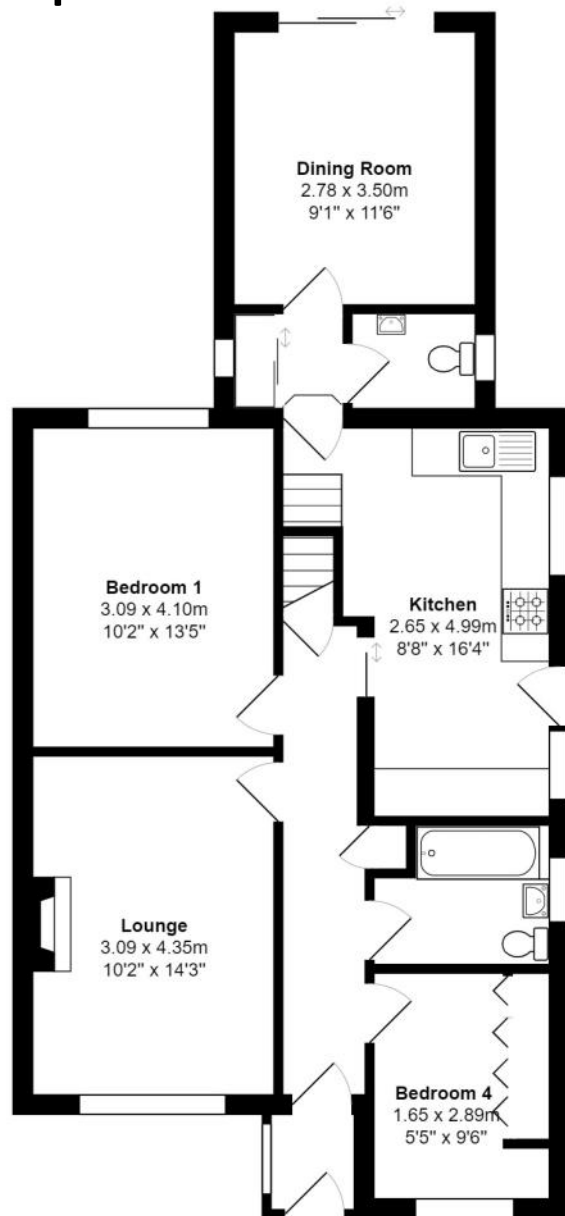
DETACHED GARAGE Outside light and fitted water tap.

REAR GARDEN An exceptionally large garden measuring approximately 125 feet in length. Adjacent to the property there is an L-shaped patio with an Apple tree, Greenhouse and Potting Shed. A path meanders across a stream by a timber bridge and continues through a dense natural area with many trees and from there, a set of shallow steps rise to a former vegetable area and onto a fruit garden with a second Greenhouse. The garden offers a wonderful opportunity for nature lovers and buyers who want to design their ideal garden.

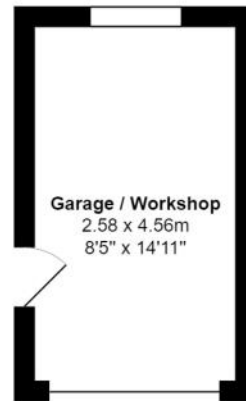




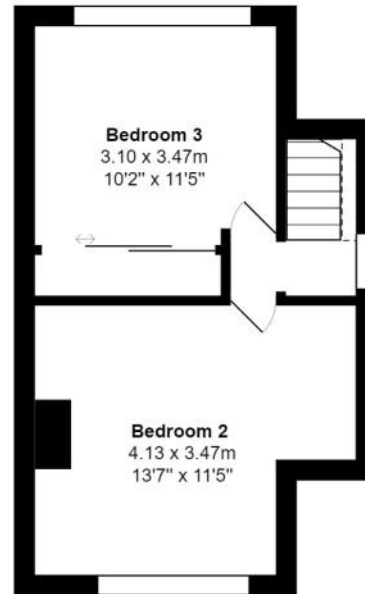
Floorplan



Ground Floor
Area: 77.7 m² ... 836 ft²



Outbuilding
Area: 11.7 m² ... 126 ft²



First Floor
Area: 26.2 m² ... 282 ft²

Total Area: 115.6 m² ... 1244 ft²

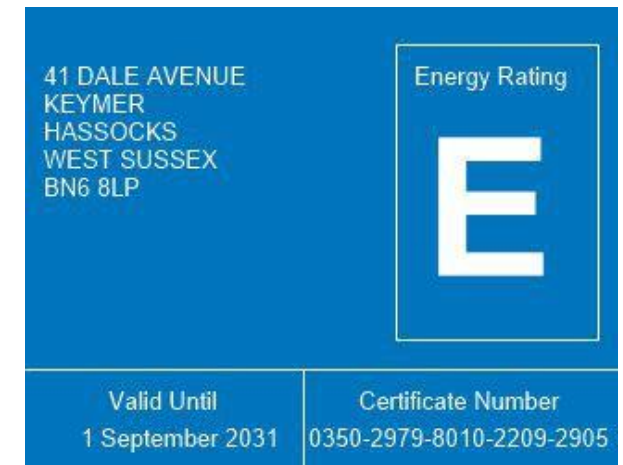
All measurements are approximate and for display purposes only

FLOORPLAN PRODUCED BY DAISEPC

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.
4052/PG/BAG/MMXX10910

Council Tax Band: D £1,1985.57.00 (2021 - 2022)

Energy Efficiency Rating: E



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