





1 Dale Avenue

Hassocks,

An immaculate three double bedroom detached bungalow located in the heart of Hassocks in close proximity to schools, shops and mainline train station which has been completely modernised throughout by the current owners.

Hallway: Interior porch with tiled flooring for coats and shoe storage leading into the hallway with doors leading to all rooms and a cupboard housing the fuse-board, electric meter and storage space. The hallway and most rooms are laid with Amtico wooden flooring.

Bedroom one: A large double bedroom, uPVC double glazed window to front with fitted blinds, plentiful space for a king size bed and additional freestanding storage and included freestanding wardrobes. There is a door leading to a utility room with radiator, shelving unit with space and plumbing for a washing machine/tumble dryer stack. This room has been fitted with plumbing and wiring for change of use into an en-suite bathroom.

Bedroom two: Another good size double bedroom with uPVC double glazed window to front with fitted blinds, space for a double bed and freestanding storage and currently also used as an office room as well as a spare bedroom.

Council tax band: D



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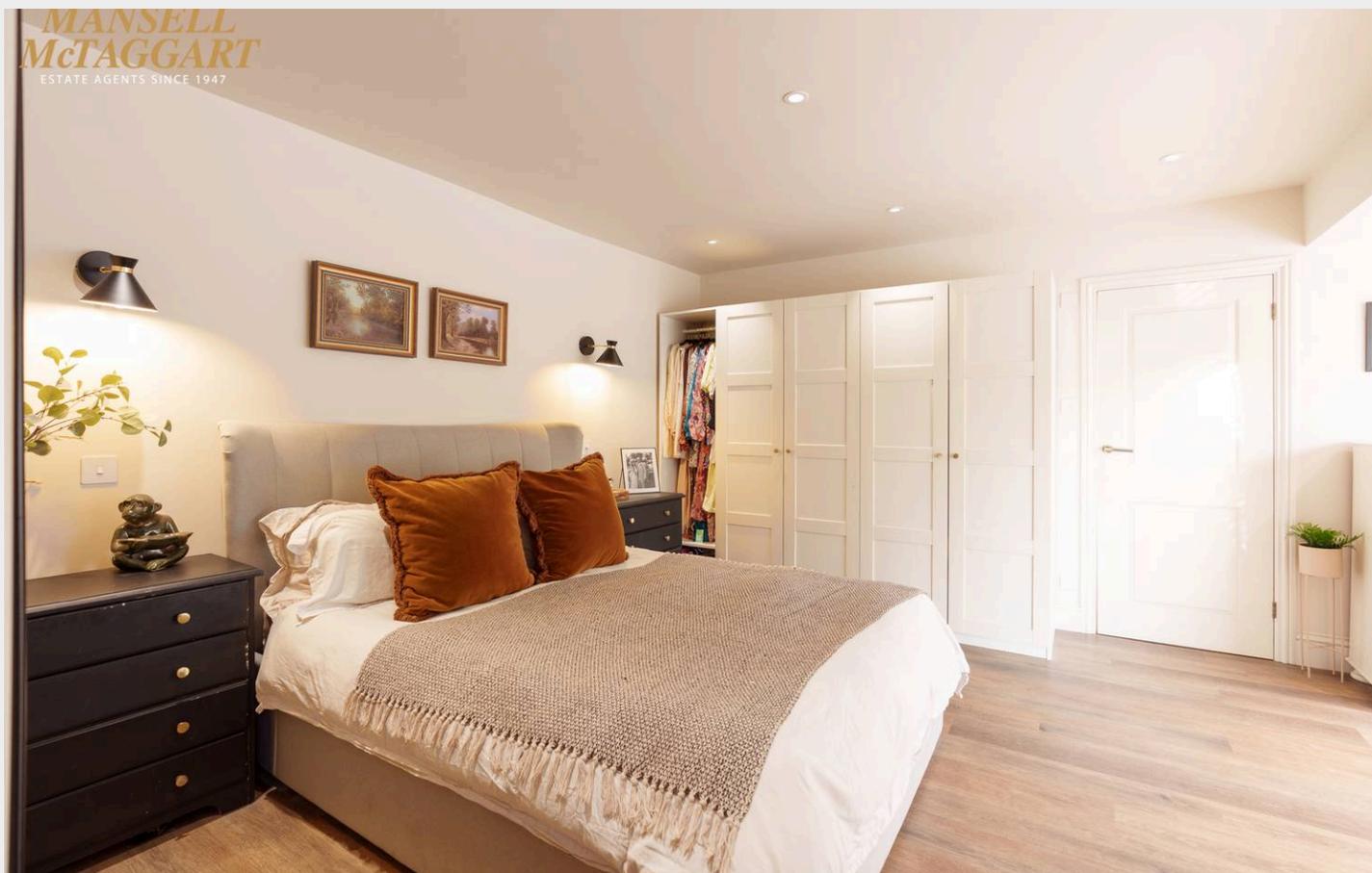
Bedroom three: Another double bedroom with uPVC double glazed window to side with fitted roller blind, currently used as a nursery room but is spacious enough for a double bed with freestanding storage or could be used as an office room.

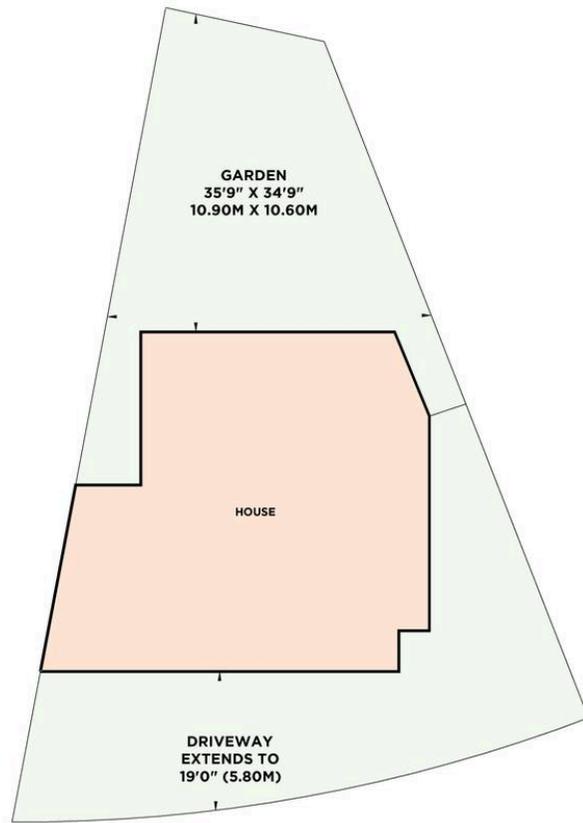
Bathroom: Tiled floor, bathroom comprises of a low level w/c, basin with vanity storage underneath, towel radiator, Verona freestanding bath and separate large walk-in shower cubicle with tiled walls, rainfall shower head plus detachable shower head, extractor fan and Velux double glazed window which has an electronic controller and rain-sensing auto-close function.

Open plan kitchen/dining/living room: A large, L-shaped room that sits across the back of the bungalow, dual aspect room with black aluminium windows to the rear garden and side with fitted blinds, a set of French black aluminium double glazed patio doors and a large light tunnel sitting above the dining area allowing light in from all angles. The room is laid out with distinctive areas for living space and dining space which leads into the kitchen area. The dining area has space for an 8-person dining table.

Rear garden: Fully enclosed rear garden, recently landscaped with a newly laid patio for outside seating/dining. There is a gate for side access to the front and a rear door leading into the garage.

Garage: A single garage with power and lighting, electric roller door, gas meter, recently installed boiler and hot water tank.





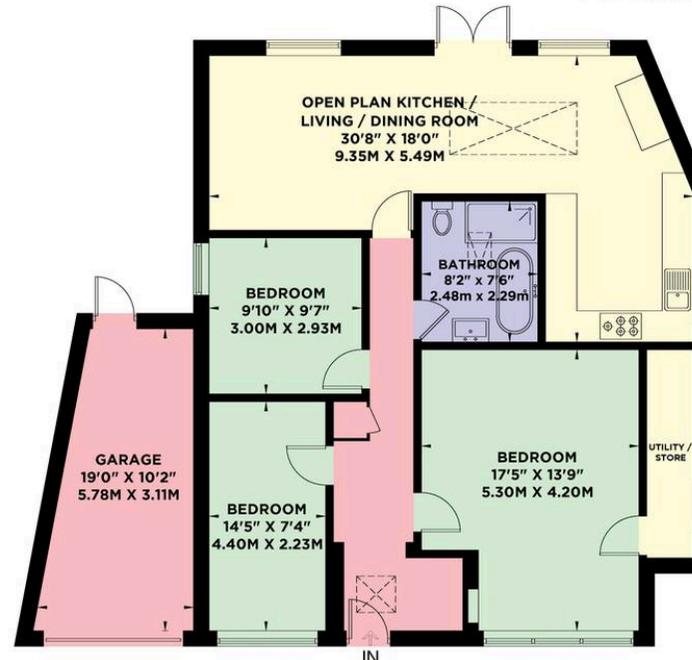
Site Plan

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DALE AVENUE

APPROXIMATE GROSS INTERNAL AREA
115.1 sq m / 1238 sq ft
INCLUDING LIMITED USE AREA OF GARAGE
14.8 sq m / 159 sq ft



Garage
14.8 sq m / 159 sq ft

Ground Floor
100.3 sq m / 1079 sq ft

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display
- B Boiler
- Skylight



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