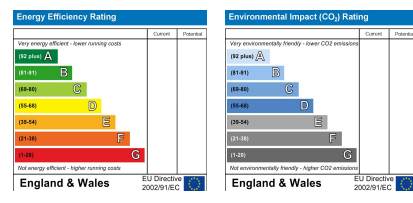


**Garage**  
17'5" x 8'5"  
(5.31m x 2.56m)

**Ground Floor**  
Approximate Floor Area  
697 sq. ft  
(64.82 sq. m)

**Approx. Gross Internal Floor Area 843 sq. ft / 78.41 sq. m (Including Garage)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**71 Dale Avenue, Hassocks, West Sussex, BN6 8LR**

**Guide Price £475,000 Freehold**

**PSPhomes**

Let's Get Social  
 @psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES  
 106 High Street, Hurstpierpoint, BN6 9PX. TELEPHONE 01273034340

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

**PSPhomes**

@psphomes  
 /psphomes  
 www.psphomes.co.uk

71 Dale Avenue, Hassocks, West Sussex, BN6 8LR

What we like...

- \* Bungalow with huge scope to extend and/or convert the loft STPP
- \* Convenient location for village High Street, schools and mainline station.
- \* Superb garden with established plants, shrubs and borders.
- \* Kitchen/diner is a social space.
- \* No chain means a swift move is possible

#### Welcome Home

A fantastic opportunity to acquire this semi-detached bungalow in the ever-popular Dale Avenue, ideally positioned within easy reach of Hassocks village centre, well regarded schools and the mainline station. Offering well-balanced accommodation, plenty of potential and a wonderful rear garden, this is a home that will appeal to a wide range of buyers.

The layout is both practical and versatile with a spacious reception room to the front enjoying a pleasant outlook and feature fireplace, whilst the kitchen sits adjacent to the dining room creating a sociable feel with direct access out to the garden. There are two generous double bedrooms, a further single bedroom/study and a shower room, making the bungalow ideal for downsizers, small families or anyone seeking single-storey living.

#### Scope/Potential

The property has been well cared for over the years and offers exciting scope for an incoming buyer to update and extend if desired. Many neighbouring homes on Dale Avenue have converted the loft spaces, and subject to any necessary consents, there is clear potential to create additional first floor accommodation.

#### Step Outside

Outside, the rear garden is a real highlight. It is beautifully established with a large expanse of lawn, mature trees, colourful planting and a paved terrace ideal for outdoor dining and entertaining during the warmer months. The garden offers a lovely sense of privacy and plenty of space for keen gardeners or families to enjoy. There is also a detached garage and driveway parking.



#### The Hassocks Life

Dale Avenue is a sought-after and established residential road in the very heart of charming Hassock village. This home is just an eight-minute walk from the village High Street and Orion Parade, which its pharmacy, convenience store and bakery. The village is known for its picturesque backdrop, with rolling hills and green spaces providing a peaceful atmosphere, perfect for those seeking a more relaxed pace of life. Hassocks is well-served by local amenities, including shops, cafes, and highly regarded schools for 4-16 years - Hassocks Infants School and Windmills Junior school are the perfect start in education and Downlands secondary school is within walking distance making it a convenient and family-friendly location. The popular Thatched Inn pub is only a 5-minute walk from the property, offering a welcoming spot to enjoy a meal or drink close to home with views to the South Downs.

A big draw for commuters is Hassocks Station, with regular mainline services to London and Brighton, making it an ideal spot for those who work in the city but prefer to live in a quieter, more rural setting. By car, you can easily access the A23(M).

Additionally, the area offers plenty of outdoor activities, from walking and cycling along the South Downs Way to enjoying the nearby nature reserves and parks. Whether you're exploring the village's green spaces or enjoying the vibrant local community, Hassocks combines the best of both countryside living and modern convenience.

#### The Specifics

Tenure: Freehold  
Title Number: WSX16860  
Local Authority: Mid Sussex District Council  
Council Tax Band: D  
Available Broadband Speed: Ultrafast Fibre:  
Plot Size: 0.11 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally to satisfy themselves.

