



46 Adastra Avenue  
KEYMER | WEST SUSSEX | BN6 8DR

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# Situation

**A well presented detached bungalow with huge scope to enlarge boasting a private south facing rear garden, garage 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.

Set along a sought after road and enjoying a beautifully landscaped south facing rear garden, this attractive detached two double bedroom bungalow offers well balanced accommodation with excellent scope to extend or remodel (subject to any necessary consents). A generous sitting room sits to the front of the property, filled with natural light from a large bay window and centred around an elegant coal effect gas fireplace. To the rear, an open plan kitchen/dining room provides an ideal social space and flows seamlessly into a bright conservatory overlooking the garden. There are two well proportioned bedrooms, both with fitted wardrobe cupboards with the principal bedroom benefiting from a stylish en-suite shower room with a large walk-in shower. A modern family bathroom serves the remaining accommodation. Within the rear garden, a broad terrace spans the rear of the property, creating a wonderfully private setting for entertaining or relaxing while enjoying views across the garden. A central lawn is framed by mature, colourful planting, while a neatly enclosed kitchen garden to the rear provides raised vegetable beds and additional storage via two timber garden sheds. To the front, the block-paved driveway and garden provide ample off street parking for several vehicles and lead to the attached garage.



# Overview

## Kitchen

- » Wall and base units
- » Inset sink and drainer
- » Inset 'Bosch' electric hob
- » 'AEG' extractor fan
- » Integrated 'Bosch' electric oven
- » Space for fridge freezer
- » Space for washing machine
- » Space for slimline dishwasher



## Bathrooms

A family bathroom and en-suite shower room benefiting from fully fitted white suites comprising a panelled bath with hand shower attachment, large walk in shower with hand shower attachment, low level w.c. suites, wall mounted wash hand basins and heated ladder style towel radiators.



## Specification

- » Wall mounted 'Worcester' gas fired boiler
- » South facing rear garden
- » Hard paved frontage providing extra off street parking and garage

## External

The property is approached over a block paved driveway and frontage providing ample parking for at least three cars. Side access to the rear garden is via a timber gate where a paved terrace adjoins the rear of the property. Steps lead down to a central lawn bordered on either side by well stocked shrub and plant beds. A focal 'Acer' tree provides a central point with a further kitchen garden behind housing two timber garden sheds and a range of raised vegetable beds. There is also the benefit of a timber summer house.





## Transport Links

Hassocks Train Station	approx. 0.7 mile
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 8 miles
Gatwick Airport	approx. 22 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.

## Adastra Avenue, Keymer, BN6 8DR

Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft

(Excluding Garage)

Garage = 12.4 sq m / 133 sq ft

Outbuildings = 14.2 sq m / 153 sq ft

Total = 124.8 sq m / 1343 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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