



**Friars Oak Road**

**Hassocks, West Sussex, BN6 8PU**

**MARCHANTS**



# Friars Oak Road

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An attractive semi-detached chalet style property located in a residential area within easy walking distance to the village centre and main line railway station. There are four double bedrooms, a lounge with wood burning stove, kitchen/Diner, garage and a southerly rear garden. Available with **no onward chain**.

**£580,000**

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: [info@marchantsestateagents.co.uk](mailto:info@marchantsestateagents.co.uk)

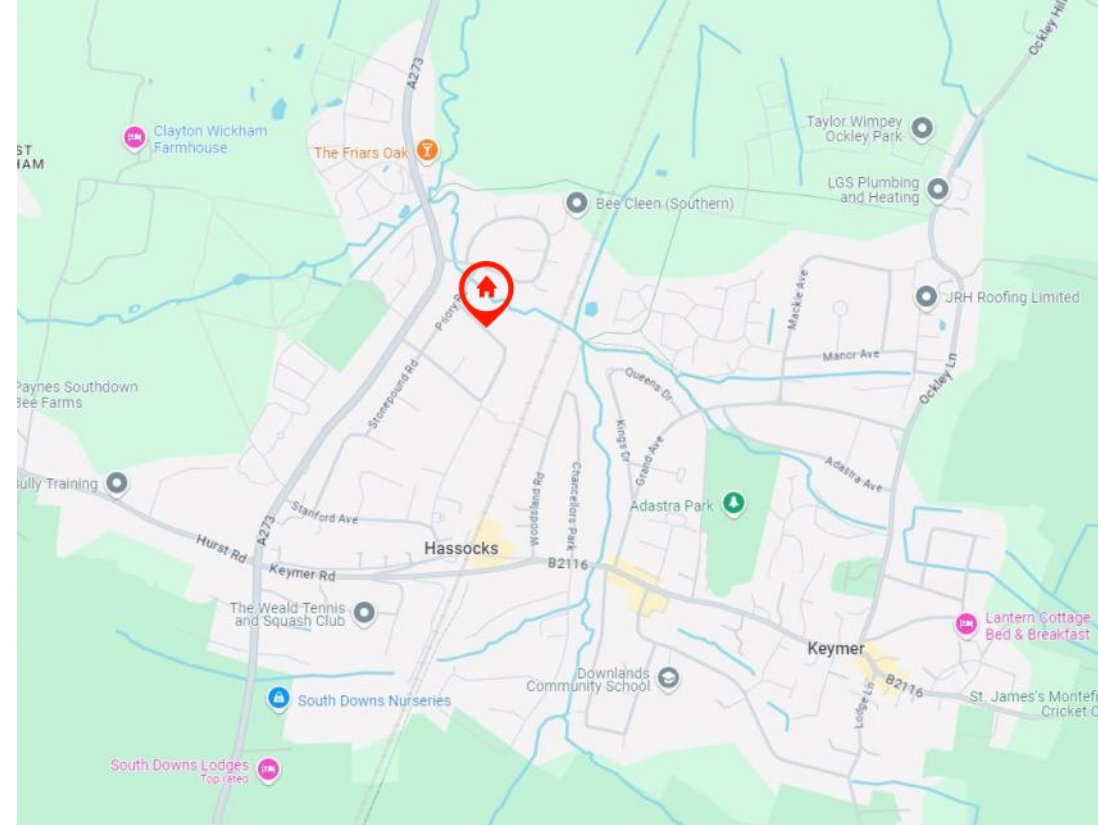
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# Features

- Semi-Detached Chalet
- Four Bedrooms
- Modern Kitchen/Diner
- Double Glazing
- Lounge with Feature Log Burner
- Garage and Potting Area
- South Facing Garden
- No Onward Chain



London Road, Recreation Ground



## Location

Friars Oak Road is on the north-west side of the village having a pedestrian access to the centre, schools and mainline railway station. Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

- Hassocks Station (0.4 miles)
- Burgess Hill (2.2 miles)
- Brighton (9.4 miles)
- Gatwick (20.8 miles)

# Accommodation

**ENTRANCE PORCH** Tiled floor and coat rack. Windows overlooking the front garden. Door to;

**SPACIOUS HALLWAY** A spacious area with timber effect laminate flooring, radiator with casing and stairs to first floor. Wall mounted thermostat.

**CLOAKROOM** W.C with wash basin. Tiled splash area, wall hung cabinet, vinyl flooring and obscured window.

**LOUNGE** A spacious room overlooking the rear garden, lantern style ceiling and having a wood burning stove with protective base (serviced annually). Double PVCu doors with window panels either side opening to the rear garden. Roller blinds, vertical radiator and TV Point (not tested).

**KITCHEN/DINER** Modern shaker style kitchen furniture, wooden worktop and ceramic sink with vegetable drainer with mixer tap. Space for a table and chairs. Appliances include; 'Beko' washing machine, 'Beko' dishwasher, freestanding fridge freezer, range style 'Belling' cooker with gas hob and extractor above. Cupboard housing 'Worcester Bosch' combi boiler (2023). Wall mounted chalk board and timber effect laminate flooring. Windows over looking the rear garden, Velux window and PVCu door to side driveway.







**BEDROOM THREE** A double bedroom with built in wardrobes. Timber effect laminate flooring, radiator, window over looking the front, venetian blinds & curtain rail.



**BEDROOM FOUR** A double bedroom with timber effect laminate flooring, radiator, window over looking the front, venetian blinds & curtain rail.

Wooden staircase leading to **FIRST FLOOR LANDING**. Half landing window and shelf.



**BEDROOM ONE** A loft style double room with two Velux windows, radiator and built in hatches. Door to landing and linking door to;



**BEDROOM TWO** A loft style double room with two Velux windows and radiator.



**BATHROOM** With a modern suite, comprising bath (with hand held shower), shower cubicle with rain shower and hair rinse attachment, wall hung wash basin, W.C. and towel warmer. Extractor, Velux window, timber effect vinyl flooring and half tiled walls.





# Garden and Patio Area

**OPEN PLAN FRONT GARDEN** Laid to lawn with established shrubs and small trees. Pathway leading to porch.

Shared **DRIVEWAY** leading to;

Concrete **GARAGE & POTTING SHED** with corrugated roof and power and light. Wooden double doors to the front of garage, single glazed windows to the side and separation for the potting area with single glazed windows overlooking the rear. Windows overlooking garden.

**SOUTH FACING REAR GARDEN** with spacious lawn and two patio areas. Stepping stones leading through the middle of the lawn to the far end and surrounded with planting /trees.

## Additional Information

The property benefits from a current EICR (expiry 12/28) and Landlords Gas Safety Certificate (expiry 01/26).

**Council Tax Band:** D



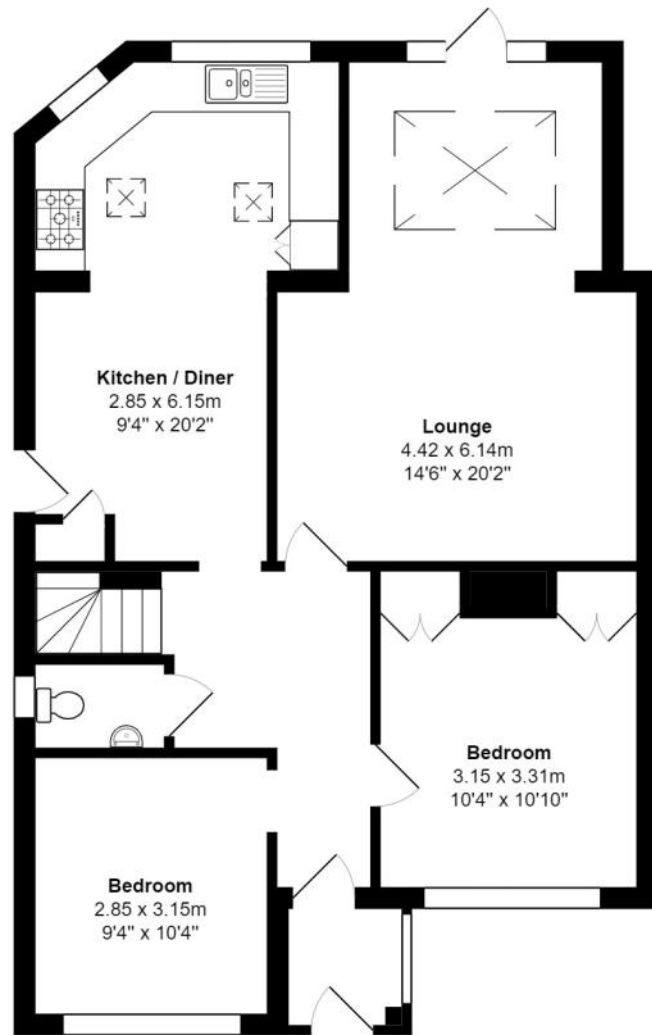
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      | 82        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |



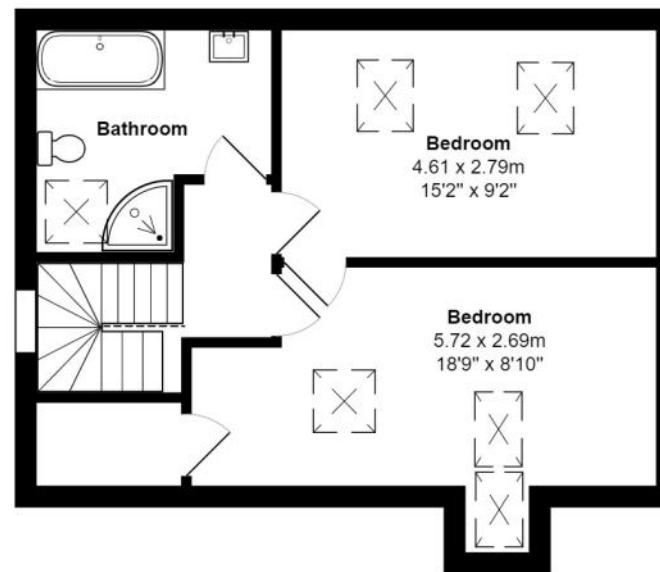




# Floorplan



Ground Floor  
Area: 80.7 m<sup>2</sup> ... 868 ft<sup>2</sup>



First Floor  
Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup>

Total Area: 124.1 m<sup>2</sup> ... 1336 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**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.  
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