



## 20 Oak Tree Drive, Hassocks, BN6 8YD

£825,000

This well-presented five bedroom detached family home in the sought-after Clayton Mills estate offers a lot of space for a large family wanting to live near the centre of Hassocks village in close proximity to high street shops, schools and mainline train station with parking for multiple cars and a studio situated inside the double garage.



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# 20 Oak Tree Drive

Hassocks

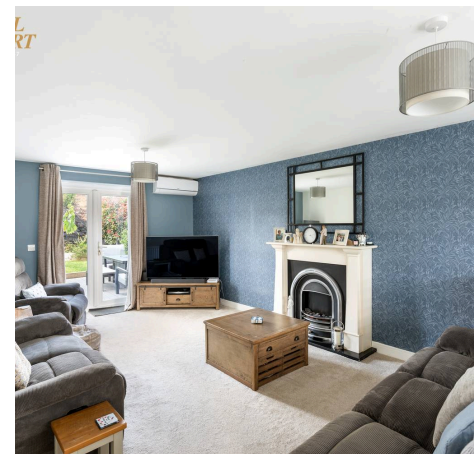
**EPC: C, Council Tax Band: G,**

**Service charge approx. £38.00 pr month**

The uPVC double glazed front door leads into the hallway with doors to all rooms and stairs to the first floor landing. Karndean flooring is laid throughout the hallway and kitchen/diner.

The living room is a dual aspect room with a uPVC double glazed bay window to the front and uPVC double glazed French patio doors to the raised decking area in the rear garden. The living room is fitted with an electric fireplace and a wall mounted A/C heat pump providing heating & cooling. The study/dining room has a uPVC double glazed window to the front with plenty of space for a desk and storage. Off the hallway is a useful downstairs w/c with low level w/c and basin and a storage cupboard with hanging rail for coats and shoes.

The kitchen/diner was extended in approximately 2010 with a uPVC double glazed conservatory and has a number of eye and base level cream storage units with laminate wood countertops. There is space for an American-style fridge/freezer, an integrated dishwasher, a 5-ring gas hob, chest height Neff oven/grill, a 1 ½ bowl stainless steel sink and a wall mounted A/C heat pump providing heating & cooling. Off the kitchen is a utility room with space for a free standing washing machine and tumble dryer with more cream eye & base level storage units. There are remote control blinds to all windows and French patio doors leading to raised decking area in the rear garden.



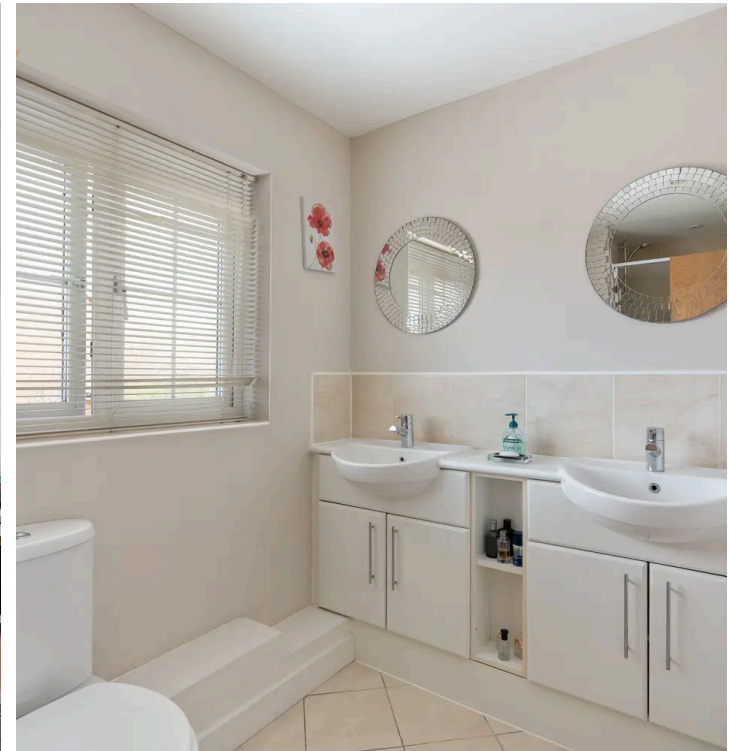
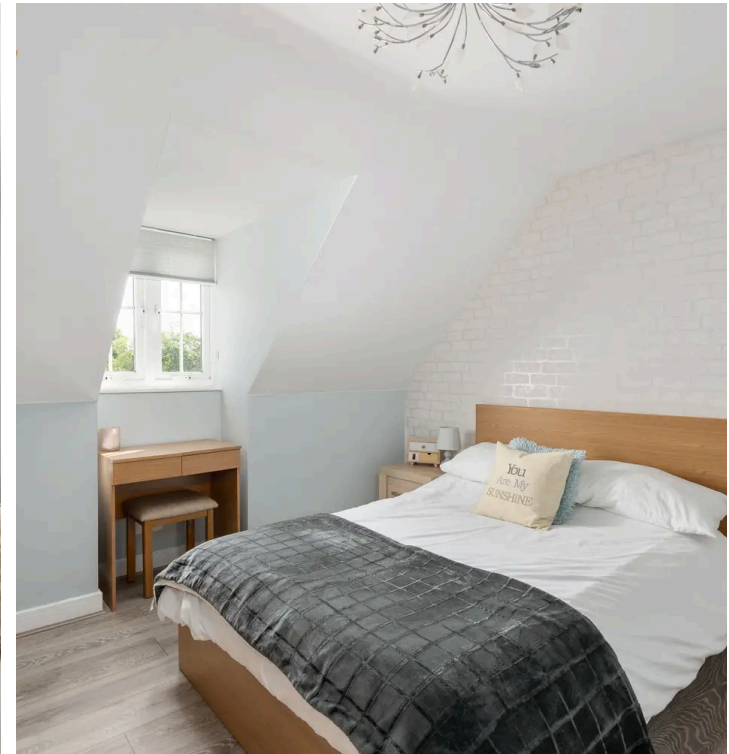


# 20 Oak Tree Drive

## Hassocks

The stairs from the hallway lead to the first floor landing with doors to all rooms and another set of stairs to the top floor landing. Bedroom one is a large double with uPVC double glazed window to the front, has fitted wardrobes and fitted chest of drawers, the en-suite to this bedroom is a 3-piece shower room with double sized shower cubicle, low level w/c, dual basins with vanity storage underneath, towel radiators, extractor fan and frosted uPVC double glazed window. Bedroom two is a good size double also with fitted wardrobes and a 3-piece ensuite shower room with low level w/c, basin, shower cubicle and frosted uPVC double glazed window plus extractor fan for ventilation. Bedroom three is a good size double with fitted wardrobes and a uPVC double glazed window to the rear. The shared bathroom for this floor is a 3-piece suite with low level w/c, basin with vanity storage, shower over bath and frosted uPVC double glazed window plus extractor fan for ventilation.

The stairs from the first floor landing lead to the top floor landing which has wall mounted AC heat pump providing heating & cooling with doors to both bedrooms and shared bathroom for this floor, a loft hatch for storage and a useful storage cupboard. Bedroom four is another good size double dual aspect room with uPVC double glazed window to the front and a velux double glazed window to the rear. Bedroom five is another double room and both bedrooms have access to a storage/airing cupboard housing the hot water tank. The bathroom on this floor is a 3-piece shower room with low level w/c, basin with vanity storage, shower cubicle with extractor fan and velux window for ventilation.



# 20 OAK TREE DRIVE

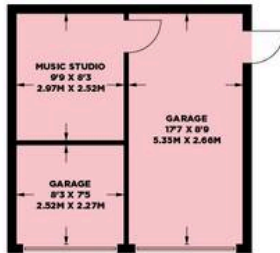


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / GARAGE)

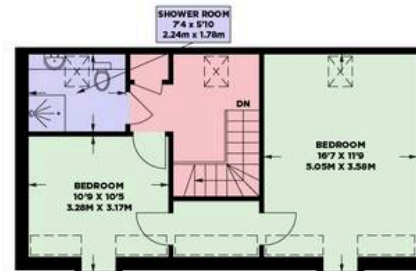
**1889 sq ft / 175.5 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / GARAGE)

**2191 sq ft / 203.6 sq m**



**Garage**  
**302 sq Ft / 28.1 sq M**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



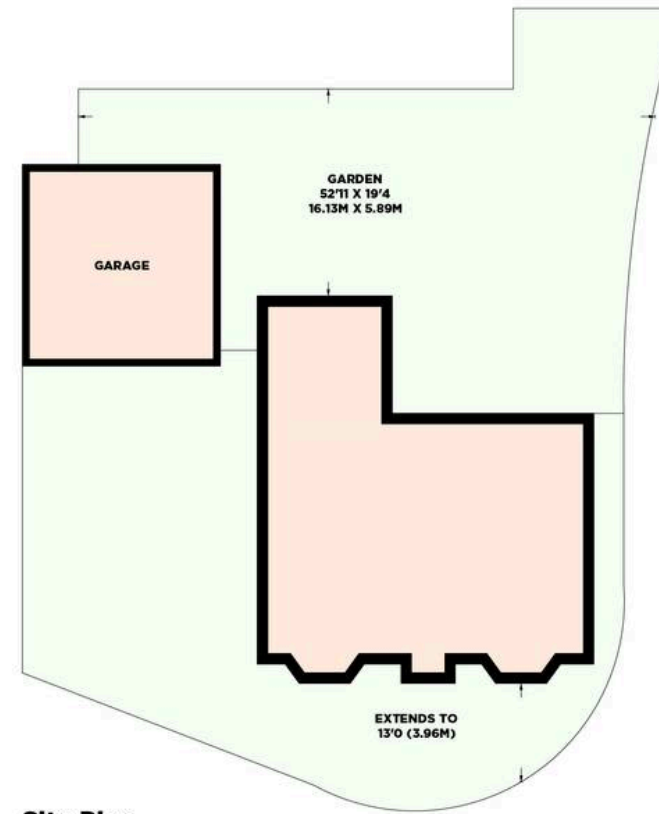
**Second Floor**  
**462 sq Ft / 42.9 sq M**



**Ground Floor**  
**793 sq Ft / 73.7 sq M**



**First Floor**  
**634 sq Ft / 58.9 sq M**



**Site Plan**

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.



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Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display

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