



8 Friars Oak Road, Hassocks, BN6 8PX

£485,000

A 3 bedroom semi-detached house boasting extension potential (subject to any necessary planning consent) and a 100' long rear garden. Conveniently situated in this mature residential road within a 10 minute walk of Hassocks Village Centre and mainline railway station. This property is in need of modernisation with the benefit of a vacant possession with no onward chain.



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8 Friars Oak Road

Hassocks

Description:

Hallway:-

uPVC front door leads into hallway with doors to all rooms, understairs cupboard and stairs leading to first floor landing

Living room:-

Large uPVC double glazed window to front elevation, multiple power sockets, BT Open Reach master socket for landline/broadband connection, iron grate within exposed brick fireplace.

Kitchen/dining area:-

A number of eye and base level cream units with laminate wood surfaces, freestanding washing machine, freestanding 5-ring range style gas hob/oven, freestanding fridge/freezer, uPVC double glazed single and sliding doors leading to rear garden.

Landing:-

Doors to all rooms, loft hatch and storage cupboard.

Bedroom one:-

Large bright double bedroom with uPVC double glazed window to front, fitted cupboards with shelves.

Bedroom two:-

Another good size double bedroom, bright, uPVC double glazed window over the rear garden, fitted wardrobes and another cupboard housing the Worcester combi boiler.



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Bedroom 3:-

A good size single bedroom or suitable home office space, uPVC double glazed window to front elevation.

Bathroom:-

Three piece white suite with low level w/c, basin with vanity storage underneath, bath, two uPVC double glazed windows for natural ventilation.

Outside

Front:-

Driveway made up of hardstanding suitable for parking two cars.

Rear:-

100ft East facing rear garden, side access to shared driveway, side access to garage.

- Kitchen/diner to the rear
- Large bright living room
- 100ft East facing garden
- Close proximity to Hassocks mainline train station and catchment for Downlands secondary school
- Driveway for two cars
- Single garage
- In need of modernisation
- Excellent potential to extend STANPC
- Vacant possession with no onward chain
- Council tax band: D – Energy performance rating: D



8 FRIARS OAK ROAD

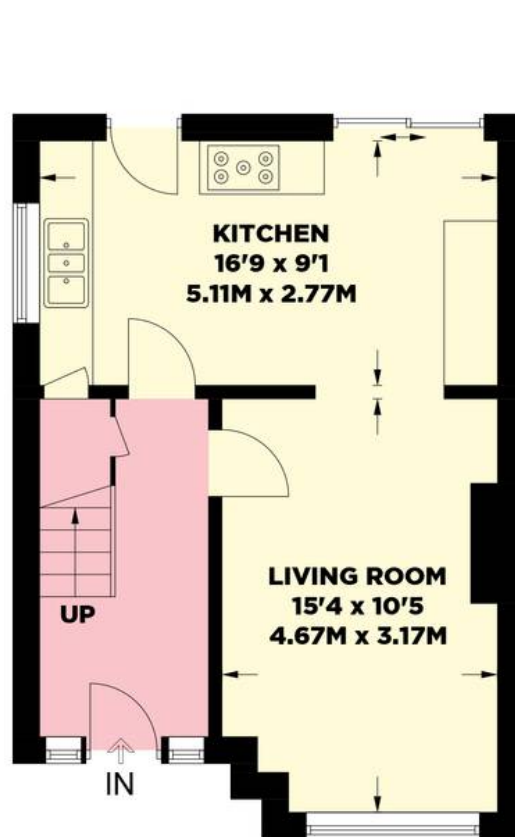
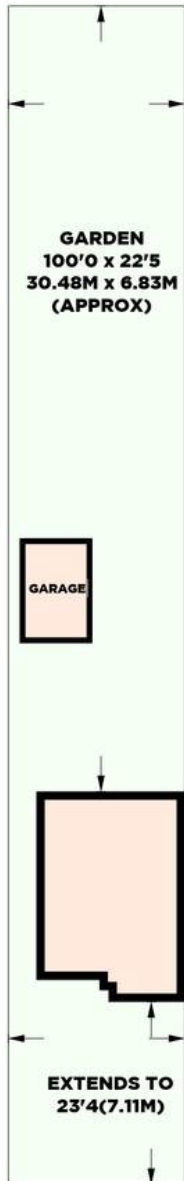


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING GARAGE)

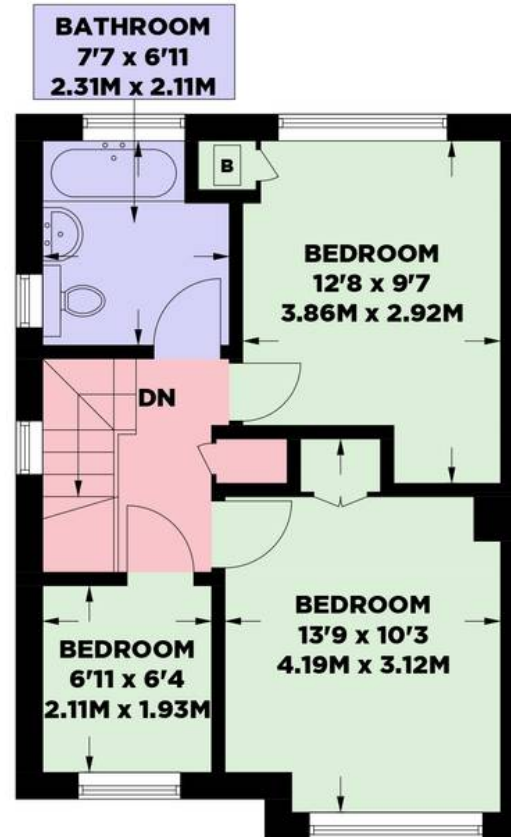
804 sq ft / 74.7 sq m

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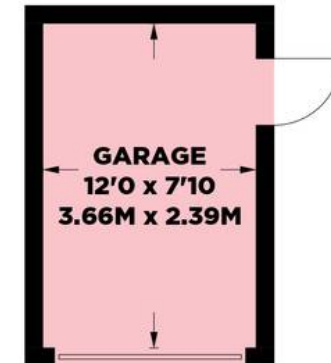
899 sq ft / 83.5 sq m



Ground Floor
399 sq Ft / 37.1 sq M



First Floor
405 sq Ft / 37.6 sq M



Garage
95 sq Ft / 8.8 sq M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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 calculations. All site plans are for illustration purposes only and are not to scale. 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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**MANSELL
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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



Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.