



**MANSELL  
McTAGGART**  
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**8 Friars Oak Road, Hassocks, BN6 8PX**  
**£485,000**





## 8 Friars Oak Road

### Hassocks

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.

- 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
- Excellent potential to extend STANPC
- Vacant possession with no onward chain
- Council tax band: D – Energy performance rating: D





## 8 Friars Oak Road

**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.

**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.

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.



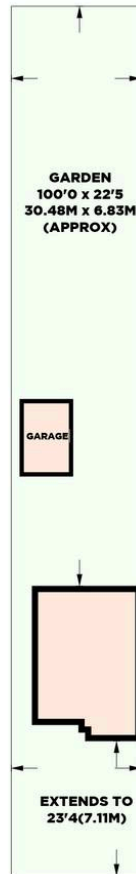
## 8 FRIARS OAK ROAD

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING GARAGE)

**804 sq ft / 74.7 sq m**

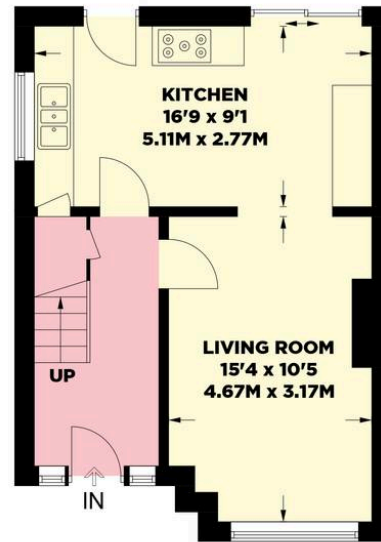
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)

**899 sq ft / 83.5 sq m**

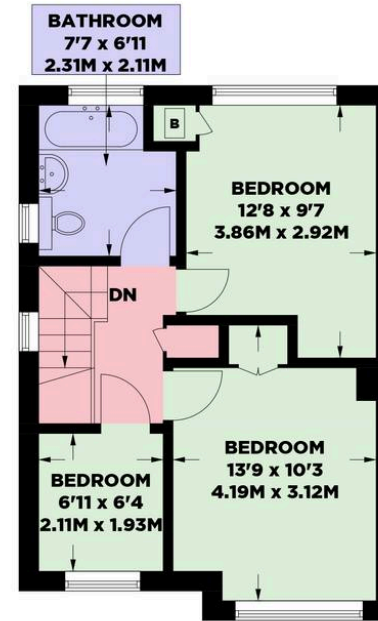


### Site Plan

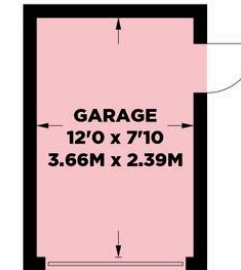
© Mansell McTaggart 2024  
Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area  
calculations. All site plans are for illustration purposes only and are not to scale. This  
floor 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.



**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)

CH Ceiling Height  
T Hot Water Tank  
FF Fridge / Freezer  
Head Height Below 1.5m  
Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
Garden Shortened for Display



# Mansell McTaggart Hassocks

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