



56 Oak Tree Drive
HASSECKS | WEST SUSSEX | BN6 8YD

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Situation

A beautifully extended and comprehensively refurbished semi detached home offering stylish accommodation and a good sized garden set in a highly sought-after location

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.

Forming part of the highly sought-after 'Clayton Mills' development, this beautifully extended and comprehensively upgraded semi detached home enjoys a prime position within easy reach of the excellent amenities that Hassocks has to offer including the mainline station. The property benefits from exciting scope for enlargement (subject to the necessary consents). The ground floor is particularly impressive, showcasing elegant 'Amtico' herringbone flooring throughout and offering well balanced, thoughtfully designed living spaces. To the front, a generous sitting/dining room provides a welcoming yet refined setting, complete with bespoke cabinetry and excellent built in storage. To the rear, the home opens into a stunning vaulted kitchen/dining/family space, designed with both everyday living and entertaining in mind. Flooded with natural light, this contemporary area features bi-fold patio doors that seamlessly connect the interior with the garden beyond. The stylish kitchen is fitted with quartz worksurfaces, a breakfast bar and a full range of integrated appliances, creating a sophisticated and highly functional hub of the home. A versatile additional room, currently arranged as a study offers flexibility for a variety of uses and provides access to a useful store. Upstairs, the property has been cleverly reconfigured to maximise space and practicality, resulting in three well proportioned double bedrooms, all served by a recently updated, stylish family bathroom. The rear garden boasts a substantial decked terrace spanning the width of the property, ideal for outdoor dining and entertaining. Beyond, the garden is predominantly laid to lawn, enhanced by a circular stone seating area and mature, well stocked borders that provide visual interest. To the front, a private driveway offers off road parking and access to the store.



Overview

Kitchen

- » Modern wall and base units
- » Quartz worksurfaces with breakfast bar and inset 'Butler style' sink
- » Inset electric induction hob
- » Integrated electric oven
- » Integrated dishwasher
- » Integrated wine fridge
- » Space for fridge freezer



Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite
- » Pedestal wash hand basin
- » Heated ladder style towel radiator



Specification

- » Amtico' herringbone flooring to the ground floor
- » E.V. charging point
- » Scope to further enlarge

External

The property is approached via a paved pathway leading to the front door attractively framed by contemporary slate chippings. To the side, a block-paved driveway provides off road parking and access to a useful store. The rear garden has a contemporary decked terrace spanning the full width of the property offering an ideal space for outdoor dining and seamlessly extending the living accommodation. Beyond, an expanse of lawn leads to a circular stone seating area, perfectly positioned to enjoy the garden, while mature planting along the rear boundary provides a pleasant sense of privacy. There is the benefit of direct access to the woodlands and protected land from the back garden.





Transport Links

Hassocks Train Station	approx. 0.6 mile
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.7 miles
Brighton	approx. 9.1 miles
Gatwick Airport	approx. 25.3 miles

Consumer protection from unfair trading regulations 2008

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.

Oak Tree Drive, Hassocks BN6 8YD

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft
 Garage = 8.5 sq m / 91 sq ft
 Total = 108.1 sq m / 1163 sq ft

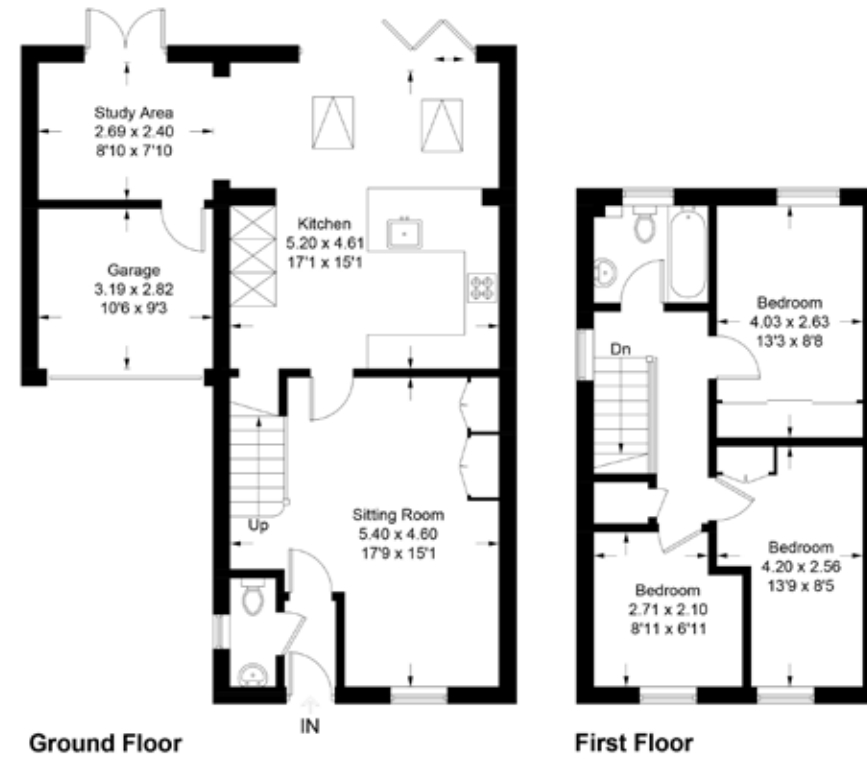


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A buyer is advised to obtain verification from the solicitor.

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