



**Oak Tree Drive**

Hassocks, West Sussex, BN6 8YD

**MARCHANTS**

# Oak Tree Drive

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A pleasantly situated four bedroom semi-detached family home with a fine southerly view from the front rooms. Features include an open plan aspect from the kitchen to the living room, rear conservatory, a large principal suite comprising bedroom, dressing room and ensuite shower room. There is a garage plus a parking space.

**£512,000**

**MARCHANTS**

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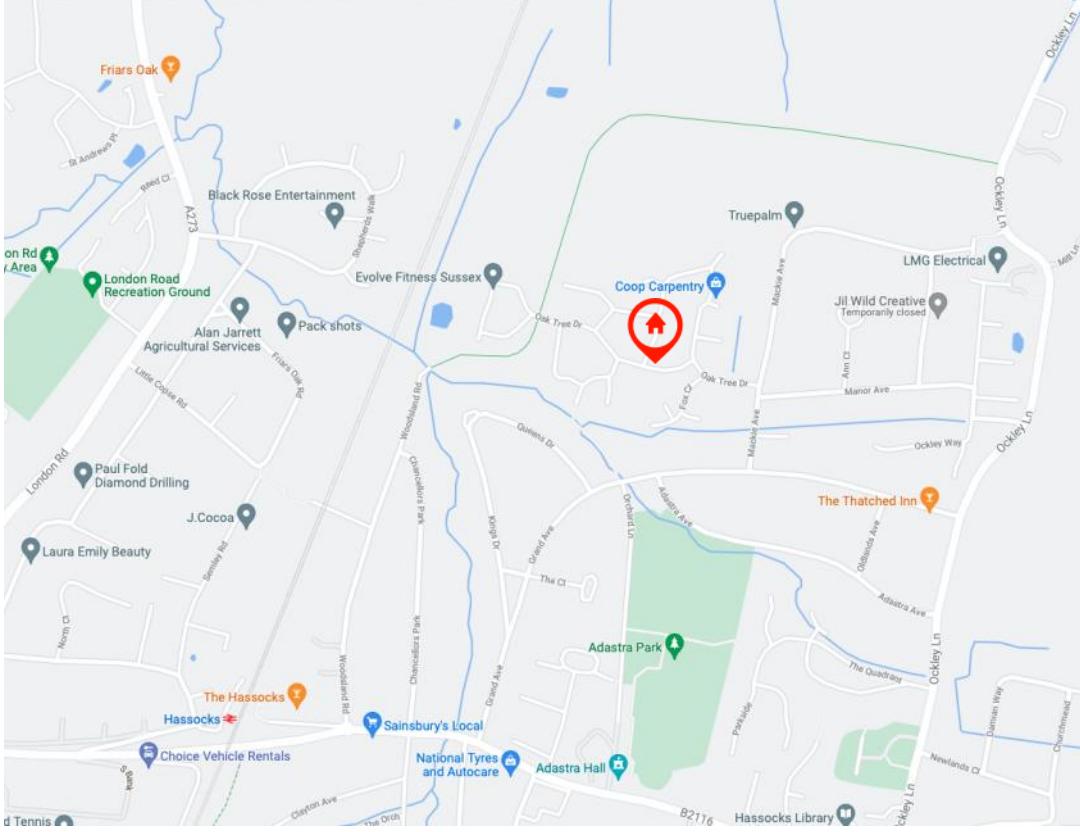


## Features

- Semi-Detached House
- Four Bedrooms
- Ensuite Shower Room
- Conservatory
- Garage plus Parking
- Cloakroom
- Well Enclosed Rear Garden
- Located close to Countryside



The local play park on Oak Tree Drive is ideally located close to the property.



## Location

Oak Tree Drive is part of the Clayton Mills development, and this property is in a prime location being opposite a children's play area and pond. Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities, including a variety of shopping facilities, eateries, a post office, a health centre, and schools for all age groups. Adastra Park, 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 mainline 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 (0.7 miles)
- Burgess Hill (2.3 miles)
- Brighton (9.0 miles)
- Gatwick (21.8 miles)

# Accommodation

Canopy porch with outside light and timber door with double glazed panels and opening into;

**HALLWAY** Wood effect LVT flooring, digital central heating, central heating thermostat, radiator, coat rack, stairs rising to first floor.

**CLOAKROOM** Fitted with a white suite, comprising a pedestal wash basin, close coupled W.C., radiator, ceramic tiled floor, display shelf, extractor fan.

**KITCHEN/BREAKFAST ROOM** With a view to the front. The kitchen furniture has been hand-painted and comprises an L-shaped wood worktop with an inset ceramic one and a half bowl sink, base cupboards and drawers under. Two double and one single wall mounted cupboards with mood lighting under. Appliances including electric oven and grill with a 'Bosch' gas hob, stainless steel back plate and chimney style extractor over. Fridge/freezer and 'Silence' Slimline dishwasher. Radiator, ceramic tiled floor, recessed downlights, plantation blinds, ceramic tiled splashback.

**LIVING ROOM** A spacious room overlooking the conservatory and rear garden. Wood effect LVT flooring, two radiators, T.V. point, large opening to kitchen with a fitted timber breakfast bar providing an open plan feel. Built-in cupboard with internal light, a pair of PVCu double glazed doors opening into;

**CONSERVATORY** Overlooking the rear garden which is accessed via a pair of PVCu double glazed doors. Vinyl flooring, wall light, radiator.





## FIRST FLOOR

**LANDING** Radiator, airing cupboard housing an unvented water storage tank, fitted immersion heater and slatted shelf. Stairs to second floor.

**BEDROOM TWO** Enjoying a fine outlook over a children's play area and pond. T.V. and telephone point, radiator, quadruple fitted wardrobe cupboard.

**BEDROOM THREE** Overlooking the rear garden. Radiator, quadruple fitted wardrobes,

**BEDROOM FOUR/STUDY** View as from bedroom two. Radiator.

**BATHROOM** Fitted with a white suite comprising a bath with mixer taps, shower attachment and pivoting glass shower screen over. Fitted furniture comprising a laminate display top with cupboards under and inset wash hand basin with mixer tap/pop-up waste. W.C. with concealed cistern. Ceramic tiled splash areas, radiator, ceramic tiled floor, electric shaver point, recessed, downlights and extractor fan.



## Accommodation continued

### SECOND FLOOR

#### PRINCIPAL BEDROOM SUITE Comprising;

**BED AREA** which is a spacious bay fronted room enjoying a fine southerly view from a window and two skylight windows with pull down blinds. Excellent range of fitted wardrobes and built-in cupboard housing a 'Potterton Promax' gas central heating boiler. Telephone T.V. point, radiator, open archway to;

**DRESSING AREA** with a single wardrobe and dressing table having drawers under. Radiator, skylight window with pull down blinds, door to;

**ENSUITE SHOWER ROOM** Fitted with a glazed shower enclosure having a thermostatic shower with a ceramic tiled backdrop. Fitted furniture comprising a laminate display top, cupboards and shelves under, inset wash basin with mixer taps/pop-up waste. Close coupled W.C., ceramic tiled floor, skylight window with pull down blind, towel warmer, electric shaver point, recessed downlights, extractor fan, ceramic tiled splashbacks.



## Garden & Parking



**FRONT GARDEN** A small garden laid to stone chippings and having young shrubs at the front and a trellised dustbin store. A gate opens onto a paved side path leading to;

**REAR GARDEN** The garden is enclosed by six-foot panelled fencing and comprises a small astroturf section with water tap over. One step up to a level lawn and a stone chipped path leading to a paved patio ideal for outside entertainment. There are several ornamental trees and shrubs.

A rear gate opens onto a parking area where there is a **GARAGE** in a block (Second from the right) with an up and over door, power and light, outside sensor light and own parking space in front.

## Additional Information

**NB.** Clayton Mills is a private estate managed by Pembroke Property Management who presently levy a charge of £426.31 per annum (2025) payable every six months for the upkeep of the communal areas. This is reviewed in January of each year.

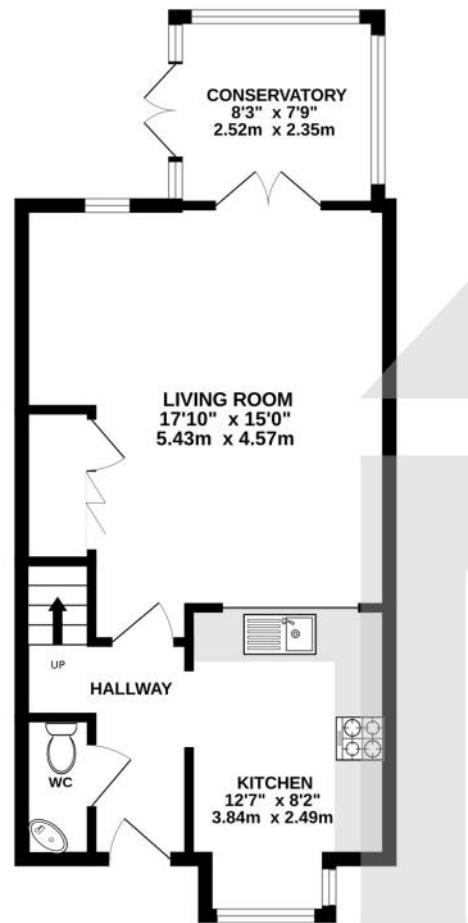
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

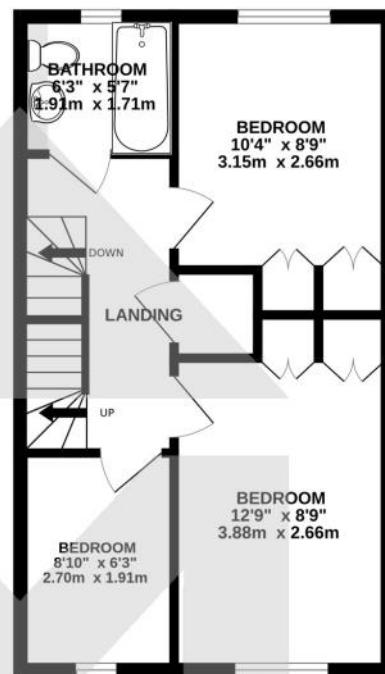


# Floorplan

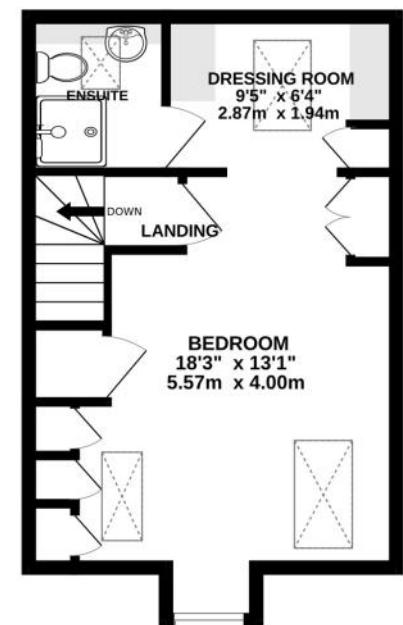
GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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