



11a Friars Oak Road, Hassocks, BN6 8PT

A double storey extended four bedroom semi detached house with a large kitchen dining area and a west facing rear garden offers good family accommodation within a short walk to Hassocks mainline station as well as the village with its many different facilities and school options.

In Excess of
£525,000



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11a Friars Oak Road

Hassocks

This four bedroom extended family home comprises of the following specification, an entrance porch leading into the hallway with understairs cupboards as well as a separate downstairs WC, to the rear of the house on the ground floor there is a good size kitchen dinner with a selection of hi gloss wall and floor mounted units, integrated dishwasher, five ring gas hob, overhead extractor fan, space for washing machine and tumble dryer and fridge freezer, with additional cupboard housing the Worcester combi boiler, French double doors on to the west facing rear garden, a separate living room with bay window and gas feature fireplace. On the first floor there is a large landing space with loft hatch and airing cupboard, four bedrooms and a good size family bathroom, with its own shower cubicle, bath and shower attachment, WC, sink, towel radiator.

Outside the west facing rear garden has a good size patio area leading onto a lawned area with various plants and borders and two sheds as well as a garage and side access gate. At the front the garden is mainly laid to lawn and has plants and borders and a shared driveway which can park two cars comfortably.



11a Friars Oak Road

Hassocks

- Four bedroom semi-detached house
- Double storey extended
- Large kitchen diner
- Garage
- West facing rear garden
- Separate living room
- Gas central heating
- Driveway
- Downstairs WC
- EPC: D Council Tax: D

Friars Oak Road is a quiet residential road just off Priory Road, within a short walk of Hassocks mainline station and the village High Street with its comprehensive range of shops and other amenities. The market town of Burgess Hill is two miles to the North and to the South the business and entertainment centre of Brighton is some ten miles distant.

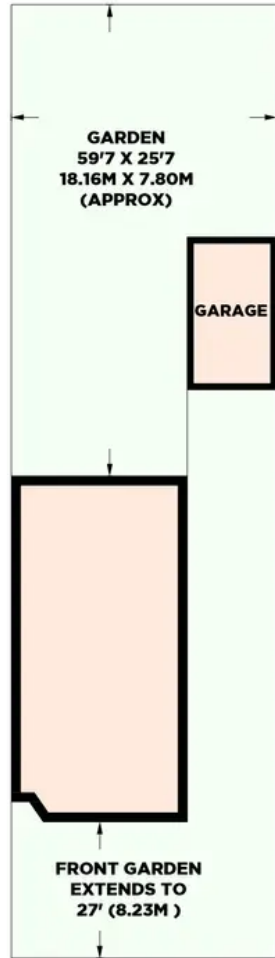
STATION Hassocks mainline station provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). BY ROAD Being within a short driving distance of the A23 at Albourne, the property therefore gives fast access to the M23/Gatwick Airport, the M25 and in turn to the complete motorway network.



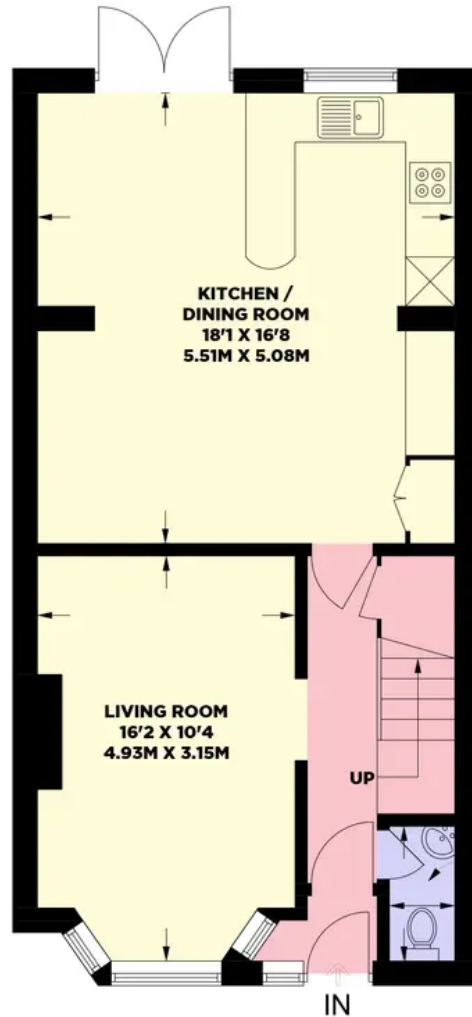
11A FRIARS OAK ROAD

APPROXIMATE GROSS INTERNAL AREA

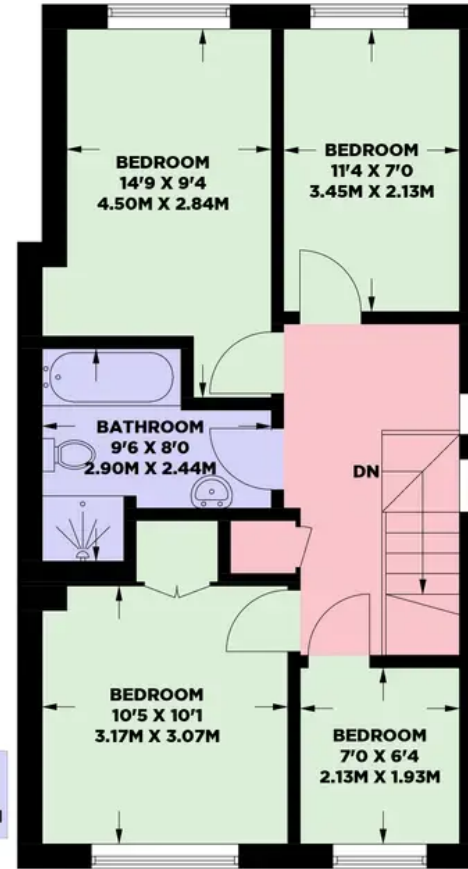
1241 sq ft / 115.3 sq m



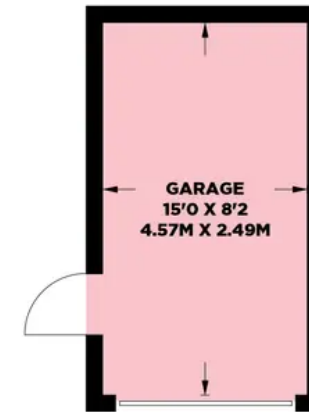
Site Plan



Ground Floor
581 sq Ft / 54 sq M



First Floor
537 sq Ft / 49.9 sq M



Garage
123 sq Ft / 11.4 sq M
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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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.

29 Keymer Road, Hassocks, West Sussex BN6 8AB

has@mansellmctaggart.co.uk

mansellmctaggart.co.uk

01273 843377

MANSSELL McTAGGART
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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 appliances, equipment, fixtures, fittings or services and do not 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.