



## 1 Friars Oak Road, Hassocks, BN6 8PT

This immaculately presented three bedroom semi detached family home was refurbished to a very high standard by the current vendor and offers open plan living. Situated within easy walking distance to Hassocks village and all its amenities as well as mainline railway station and local schools. Internal viewing is highly recommended.

Offers In  
Excess of

**£550,000**



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# 1 Friars Oak Road

## Hassocks

The entrance hallway has stairs rising to the first floor, with built in storage cupboards under the stairs, 'Amtico' flooring which also continues throughout the rest of the ground floor. The separate living room has a bay window with fitted shutters and a wood burner. The beautifully presented open plan kitchen dining area comprises of a modern fitted kitchen with a skeleton of wall and floor mounted units and quartz work surfaces. There is space for an American fridge freezer and range cooker, a useful utility cupboard with space for a washing machine and tumble dryer and a Glow worm combi boiler. The dining area has French sliding doors onto the landscaped rear garden.

The first floor has a loft hatch as well as an airing cupboard, three bedrooms with fitted shutters, two of which have built in cupboards and a modern family bathroom with underfloor heating which is fully tiled with wash hand basin, vanity unit, WC, panelled bath and overhead shower. Outside the landscaped rear garden has raised beds and lawned area as well as outside power, with a pathway leading to the treatment room / home office which has power and lighting. There is gated side access that leads to the front garden area which has a recently paved driveway with off road parking for three cars, as well as a large lawned area with various plants.





# 1 Friars Oak Road

## Hassocks

- Extremely well presented
- Three bedroom extended semi-detached house
- Off road parking for three cars
- Modern open planned kitchen diner
- Landscaped rear garden
- Newly paved driveway
- Extensively refurbished
- Treatment room / office
- Further extension potential STNPC
- EPC: D Council tax band: D

## LOCATION

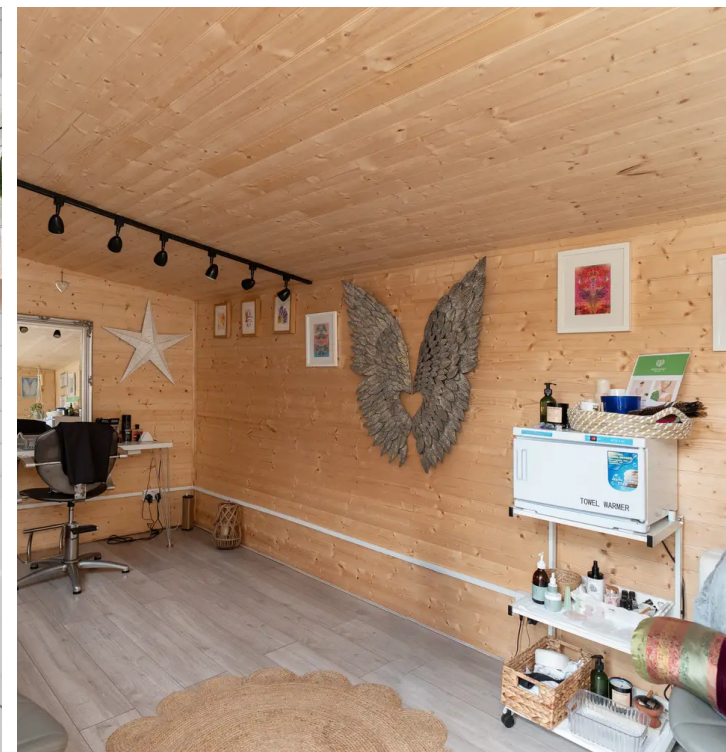
Friars Close is situated off Stonepound Road within a short walk of a small parade of shops and Hassocks mainline railway station. Hassocks village facilities include various shops, boutiques, cafes, restaurants, sub post office and modern health centre, as well as excellent primary, secondary and nursery schooling.

## STATION

Hassocks 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

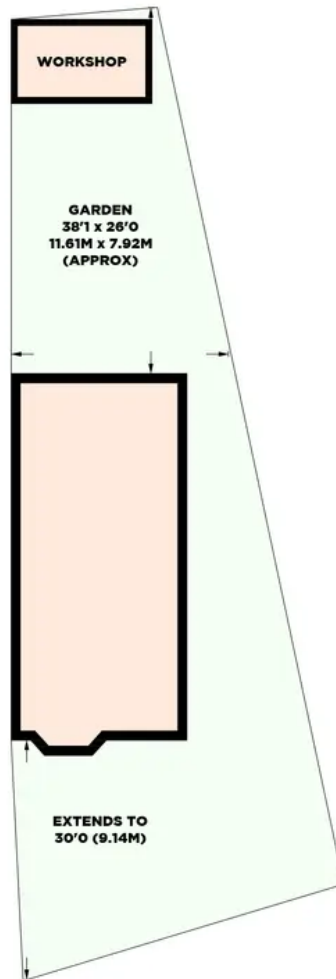
Access to the major surrounding areas and motorway network can be found approximately 3 miles to the South at Pyecombe.



# 1 FRIARS OAK ROAD

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)  
**1173 sq ft / 109 sq m**

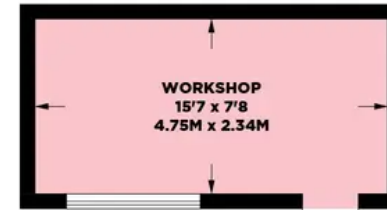
APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)  
**1179 sq ft / 109.6 sq m**



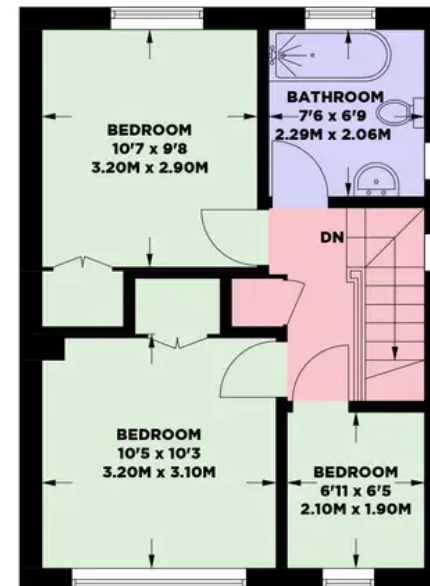
**Site Plan**



**Ground Floor**  
**653 sq Ft / 60.7 sq M**



**Workshop**  
**120 sq Ft / 11.2 sq M**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**First Floor**  
**406 sq Ft / 37.7 sq M**

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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 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.



29 Keymer Road, Hassocks, West Sussex BN6 8AB



has@mansellmctaggart.co.uk



mansellmctaggart.co.uk



01273 843377

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**Certified**  
**Property**  
**Measurer**



Ceiling Height



Hot Water Tank



Fridge / Freezer



Head Height Below 1.5m



Measuring Points



Storage Cupboard



Fitted Wardrobes



Garden Shortened for Display

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