



## 28 Friars Oak Road, Hassocks, BN6 8PX

£535,000

This three/four bedroom semi-detached home has been graciously extended across the ground floor adding extra bedroom accommodation on the ground floor and a fully tiled wet room suitable for all accessibility. With three further bedrooms upstairs, this home would be a great purchase for families needing multi-purpose living. Situated near the Hassocks mainline train station with the added benefit of being a vacant purchase with no onward chain.



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# 28 Friars Oak Road

## Hassocks

The uPVC double glazed front door leads into the hallway with stairs to the landing and doors to downstairs bedroom & kitchen/diner. The downstairs bedroom is a large double bedroom with a uPVC double glazed window to the front and fitted wardrobes. This was previously converted from the living room and could be easily converted back as required.

The kitchen/diner has a number of eye & base level storage units with laminate wood countertops and is fitted with a freestanding fridge freezer, washing machine, dishwasher, oven/grill/electric hob with extractor hood overhead, 1 ½ bowl sink with waste disposal unit and a uPVC double glazed window behind. There is space in the kitchen for a dining table. The current owners extended from the rear of the kitchen in 2016 creating a larger dining space, currently used as an office room, a wet room and secluded living room at the back of the property. The wet room is a fully accessible room with a wider than standard door for wheelchair access, a low level w/c, basin and power shower with seat. The entire wet room has a fully tiled floor and walls with drainage and an extractor fan for ventilation. The living room has plentiful space for seating and TV, fitted with multiple power sockets and network points with a uPVC double glazed French patio doors into the garden.



# 28 Friars Oak Road

## Hassocks

Up the stairs from the hallway leads to the landing with doors to all rooms and a loft hatch for storage options.

Bedroom one is a double room with plenty of space for a double bed, fitted wardrobes and a uPVC double glazed window to the front. Bedroom two is another good size double with an airing cupboard housing the boiler and hot water tank and a uPVC double glazed window overlooking the garden.

Bedroom three is a single bedroom/office with a uPVC double glazed window to the front. The upstairs bathroom is a 3-piece suite with low level w/c, basin, power shower over bath and a frosted uPVC double glazed window for ventilation.

Outside, from the patio doors in the living room leads to a large patio for outside seating and dining, a large metal shed for storage, an area of lawn with a large greenhouse at the end of the garden. There is side access to the garage which has power, lighting and an electric garage door which had a new roof installed approximately 7 years ago. There is parking for 1-2 cars on the driveway at the front of the property and a shared driveway leads to the garage. The current owners have had a wider than standard door fitted to the side of the property with a wheelchair ramp.

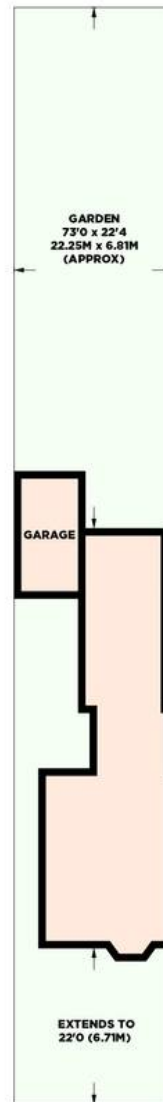
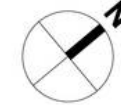
- Council tax band: D , Energy performance rating: D



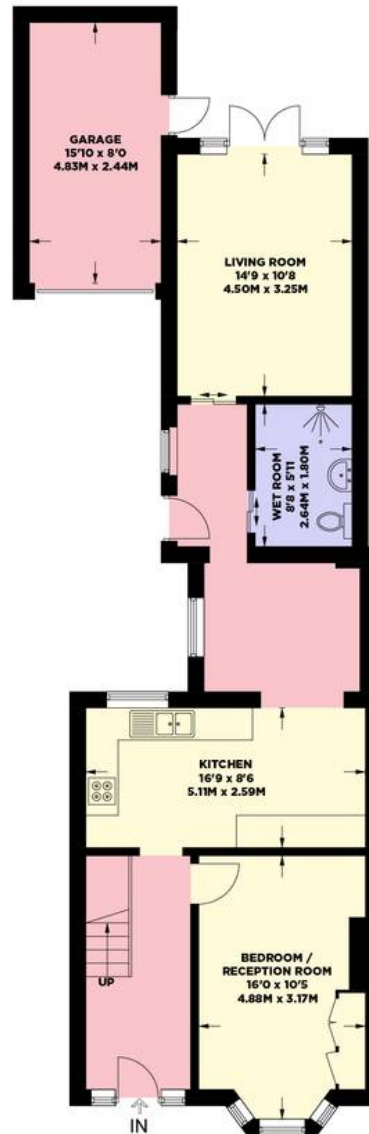
# 28 FRIARS OAK ROAD

APPROXIMATE GROSS INTERNAL AREA  
**1288 sq ft / 119.7 sq m**  
**(Including Garage)**

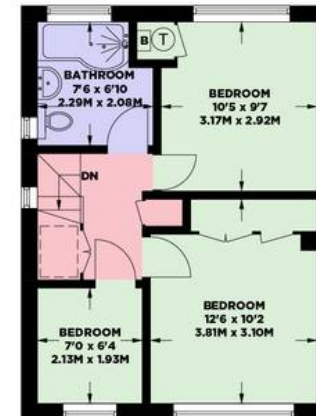
APPROXIMATE GROSS INTERNAL AREA  
**1157 sq ft / 107.5 sq m**  
**(Excluding Garage)**



**Site Plan**



**Ground Floor**  
**891 sq Ft / 82.8 sq M**  
**(Including Garage)**



**First Floor**  
**397 sq Ft / 36.9 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 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.



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Garden Shortened for Display

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