





## 76 Oak Tree Drive

Hassocks,

A well presented four bedroom, two bathroom, detached family home, having a West facing, landscaped, enclosed and secluded rear garden on the westernmost edge of the popular Clayton Mills development. Short walking distance of Hassocks main line railway station. Constructed in 2011 by Barratt Homes to their Thornton design.

**Entrance Porch:** part glazed front door to:-

**Hall:** wood effect floor, stairs to first floor, understairs cupboard, doors to Kitchen/Dining room, door to sitting room, door to:-  
**Cloakroom:** white low level WC and pedestal white hand basin, tiled floor and splashback, electric consumer unit, extractor fan.

**Double Aspect Sitting Room:** uPVC double glazed window to front with blinds, uPVC double glazed doors to rear garden. Fitted carpet.

**Dining Area:** wood effect floor, uPVC double glazed window to front with fitted blinds, space for dining room table.

**Kitchen Area:** high gloss wood effect units at eye and base level, laminate worktops and returns, 1 and quarter bowl stainless steel sink unit, integrated dishwasher, integrated fridge freezer, stainless steel oven hob and hood. Cupboard concealing washing machine, 'Potterton' Boiler, uPVC double glazed window to rear, tiled floor.



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**Utility Area:** cupboards and worktops matching the kitchen, integrated washer/dryer, further appliance spaces, tiled floor, uPVC half double glazed door to rear garden.

**Master Bedroom:** built in wardrobes, fitted carpet, uPVC double window to rear, door to:- En-suite shower: White low level WC and pedestal hand basin, shower cubicle, tiled floor and splashbacks, uPVC double glazed window, extractor fan.

**Bedroom Three:** fitted carpet, uPVC double glazed window to front.

**Bedroom Two:** built in wardrobes and over stair storage cupboard, fitted carpet, uPVC double glazed window to front.

**Bedroom Four:** built in cupboards and shelving, fitted carpet, uPVC double glazed window to rear.

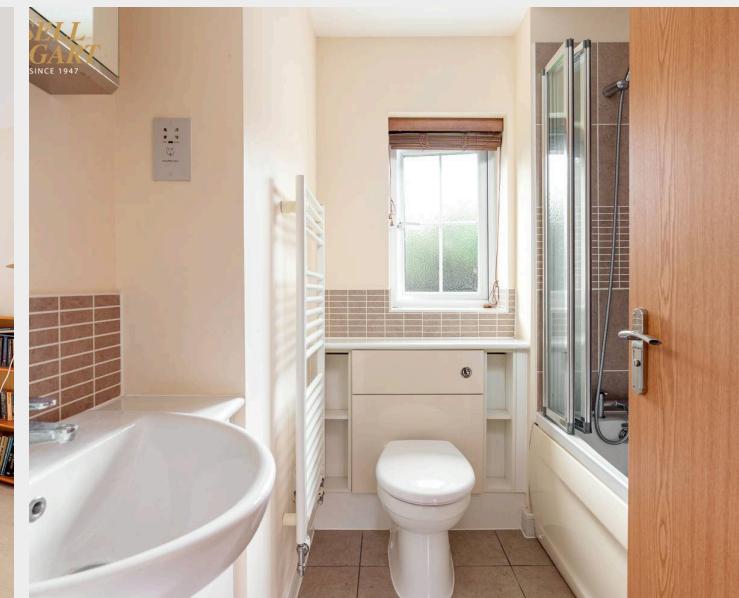
**Family Bathroom:** White suite, bath with mix tap and shower over

**Drive:** provides off street parking and access to:- garage: up and over, light and power, eaves storage.

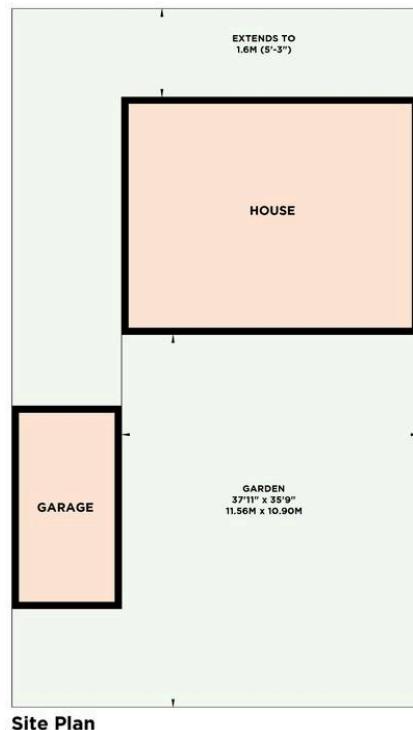
**Enclosed Landscaped West Facing Rear Garden:** substantial stone patio with timber pergola and mature climbing plant, shaped Astro turf lawn with stocked flower and shrub borders, fully enclosed and high degree of seclusion, timber shed, gated side access.

**Council Tax band: E, EPC: C, Service Charge: £400.00 pr year (approx)**

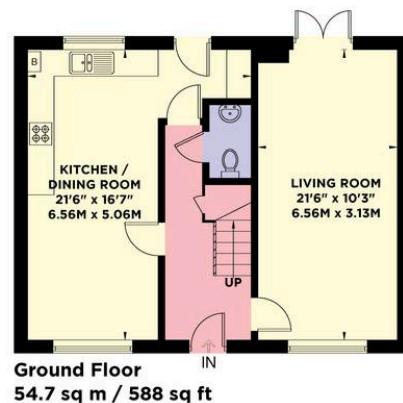
**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



## OAK TREE DRIVE



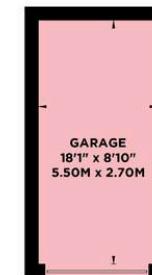
Site Plan



Ground Floor  
54.7 sq m / 588 sq ft



First Floor  
54.7 sq m / 588 sq ft



Garage  
14.8 sq m / 159 sq ft



APPROXIMATE GROSS INTERNAL AREA  
**109.4 sq m / 1177 sq ft**  
INCLUDING LIMITED USE AREA OF  
**14.8 sq m / 159 sq ft**

**BESPOKE**

PROPERTY MARKETING

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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. The 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.



Ceiling Height  
 Hot Water Tank  
 Fridge / Freezer  
 Head Height Below 1.5m  
 Measuring Points  
 Storage Cupboard  
 Fitted Wardrobes  
 Garden Shortened for Display  
 Boiler  
 Skylight

## Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/hassocks](http://www.mansellmctaggart.co.uk/branch/hassocks)

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