



**MARCHANTS**





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A 4 BEDROOM DETACHED HOME NESTLED IN THE CORNER OF A CUL DE SAC SHARED BY ONLY ONE OTHER PROPERTY AND ADJOINING OPEN COUNTRYSIDE.

**50 OAK TREE DRIVE  
HASOCKS  
WEST SUSSEX  
BN6 8YD**

- DETACHED HOUSE • 4 BEDROOMS • 2 RECEPTION ROOMS + STUDY
- FAMILY BATHROOM + TWO EN-SUITE SHOWER ROOMS • UTILITY ROOM
- DOWNSTAIRS CLOAKROOM • CONSERVATORY • OWN DRIVEWAY/ DOUBLE GARAGE

**£625,000**

A rare opportunity to acquire a substantial four bedroom detached home in a very unique location within the development of 'Clayton Mills'. The property is presented to the market in immaculate order, and benefits from a large open plan 'L' shape living area which incorporates a spacious kitchen/breakfast room with fully fitted 'Paula Rosa' Kitchen units and integrated appliances by 'Whirlpool', dining area and sitting area (these areas can be partitioned as per original drawings by Barratt Homes). Further accommodation includes a fully PVC-u double glazed conservatory including a double glazed roof, utility room, study, downstairs cloakroom, family bathroom, two en-suites and a detached double garage with pitched roof, the property comes with the remainder of the NHBC guarantee. **Viewing highly recommended.**

The property is accessed via a long private driveway off Oak Tree Drive. A footpath connecting to Woodland Road can be found at the end of Oak Tree Drive and leads to the western end of Hassocks village centre which provides a variety of facilities, including shops, banks, a building society, a sub-post office (within McColls Convenience Store), a modern health centre, schools

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## 50 OAK TREE DRIVE, HASSOCKS, WEST SUSSEX, BN6 8YD.

for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

The property with approximate room sizes comprises:

**CANOPIED ENTRANCE PORCH** Lantern style electric light, timber front door with glazed panel inserts leading to:

**SPACIOUS HALLWAY** Wood effect 'Karndean' flooring, radiator, digital room thermostat, under stairs storage cupboard with light, door to:

**CLOAKROOM** White suite comprising pedestal wash basin with chrome mixer tap, ceramic tiled splash backs and mirror over, W.C., radiator, PVC-u double glazed window, electric consumer unit.

**STUDY** 7'4" (2.24m) X 7'4" (2.24m) into bay. A double aspect room PVC-u double glazed (Venetian blinds included), telephone point, radiator.

**KITCHEN/BREAKFAST ROOM** 18' (5.49m) X 8'9" (2.67m) Fitted with a range of cream high-gloss base level cupboards and drawers with matching eye level units. Black stone effect laminate roll top work surfaces with matching up stands. Inset one and a half bowl moulded sink, drainer and mixer tap, inset 'Whirlpool' gas hob with 'Whirlpool' electric oven under and chimney style extractor hood over, integrated fridge freezer, dishwasher, under unit lighting, polished porcelain floor tiles, two PVC-u double glazed windows (Venetian blinds included) and providing a pleasant outlook over the rear garden and the adjoining fields. Archway through to:

**UTILITY ROOM** 7'2" (2.18m) x 5' (1.52m) Fitted with cream high gloss base and eye level units, laminate roll top work surfaces with inset stainless steel sink and drainer. Space and plumbing for tumble dryer and washing machine. 'Potterton Promax SL' gas fired boiler, extractor fan, half double glazed timber door providing access to side and rear garden.

**SITTING ROOM** 14'9" (4.50m) x 13'8" (4.17m) A splendid double aspect room with a PVC-u double glazed bay window (Venetian blinds included). Two radiators, wall mounted contemporary designed electric feature fire. Sky, TV, telephone connections, connecting door to hallway.

**DINING AREA** 10'9" (3.28m) X 8'9" (2.67m) Radiator, PVC-u double glazed window and PVC-u double glazed French doors to:

**CONSERVATORY** 10'5" (3.17m) x 9'10" (3.00m) Black slate effect 'Karndean' floor tiles, PVC-u double glazed windows (Venetian blinds included) double glazed roof. PVC-u double glazed French doors to patio and rear garden. Wall light points, TV aerial connection. Pleasant Aspect over rear garden and trees beyond.

### FIRST FLOOR

**LANDING** Double airing cupboard housing a hot water cylinder with fitted immersion heater and slatted shelves. Smoke alarm, hatch to loft, doors to:

**FAMILY/BATHROOM** Spacious and fitted with a white suite comprising counter top with recessed wash basin and chrome mixer tap with cupboard below and mirror over, W.C. with concealed cistern. Bath with chrome mixer tap and hair rinse attachment, glazed shower screen. PVC-u double glazed frosted window, recessed down lights, extractor fan, heated ladder towel rail, shaver point. Ceramic tiling to splash areas with ornate mosaic border, stone effect 'Karndean' flooring.

**MASTER BEDROOM** 11'1" (3.38m) x 10'6" (3.20m) Two double fitted wardrobes plus one single enclosed by mirror fronted doors. TV aerial point, radiator, PVC-u double glazed window with pleasant views over fields beyond. Door to:

**EN SUITE** Pedestal wash basin with chrome mixer tap, W.C., glazed shower cubicle with shower apparatus. Recessed down lights, extractor fan, PVC-u double glazed frosted window, chrome



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ladder towel rail, shaver point, Black stone effect 'Karndean' flooring, ceramic tiled to splash areas.

**BEDROOM TWO** 10'1" (3.07m) x 8'2" (2.49m) PVC-u double glazed window with a view over fields, radiator, fitted triple wardrobe, with mirror fronted doors. Telephone and T.V aerial points.

**EN SUITE** Pedestal wash basin with chrome mixer tap, W.C., glazed shower cubicle with shower apparatus. Recessed down lights, extractor fan, PVC-u double glazed frosted window, chrome ladder towel rail, shaver point, Black stone effect 'Karndean' flooring, ceramic tiled to splash areas.

**BEDROOM THREE** 10'6" (3.20m) x 9'1" (2.77m) PVC-u double glazed window with a pleasant view over fields, radiator, T.V aerial point. Fitted Triple wardrobe enclosed by sliding mirrored doors. Connecting door to family bathroom.

**BEDROOM FOUR** 9'4" (2.84m) x 7'2" (2.18m) PVC-u double glazed window overlooking rear garden and pleasant view over fields , two fitted double wardrobes inset mirrors and radiator.

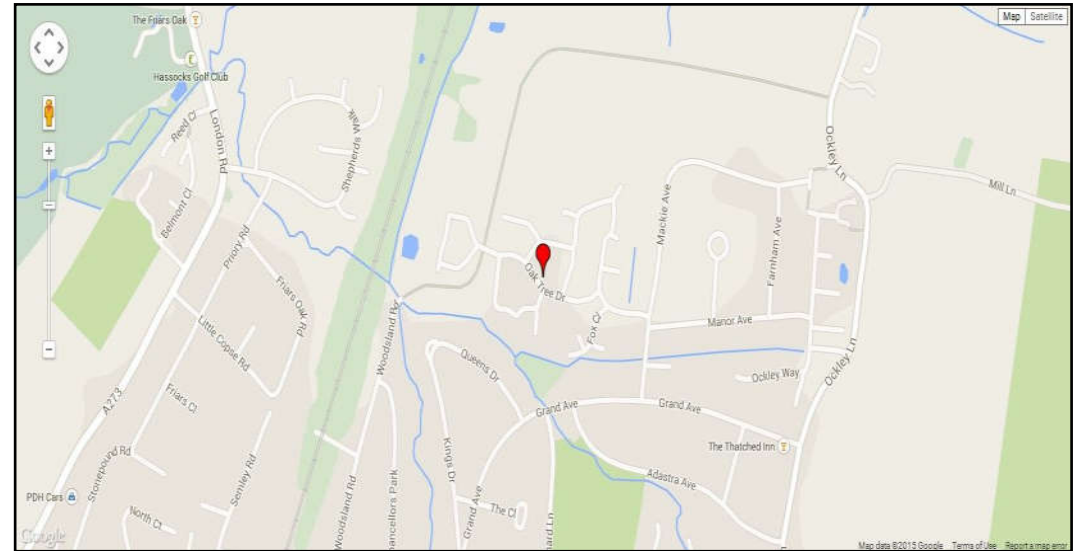
### OUTSIDE

**FRONT GARDEN** Flower and shrub borders adjacent to property, paved footpath leads to a wide area to the side with a shed, a further paved area and side gate providing access to rear garden. A tarmac driveway allows parking for several vehicles and leads to:

**DOUBLE GARAGE** 18'2" (5.54m) X 18'6" (5.64m) Pitched roof, two separate up and over doors, power and lighting.

**REAR GARDEN** A neat area laid mainly to lawn with paved patio area adjacent to the property, the garden enjoys a good degree of privacy and is enclosed by a brick wall and fencing and adjoins open land to one side.

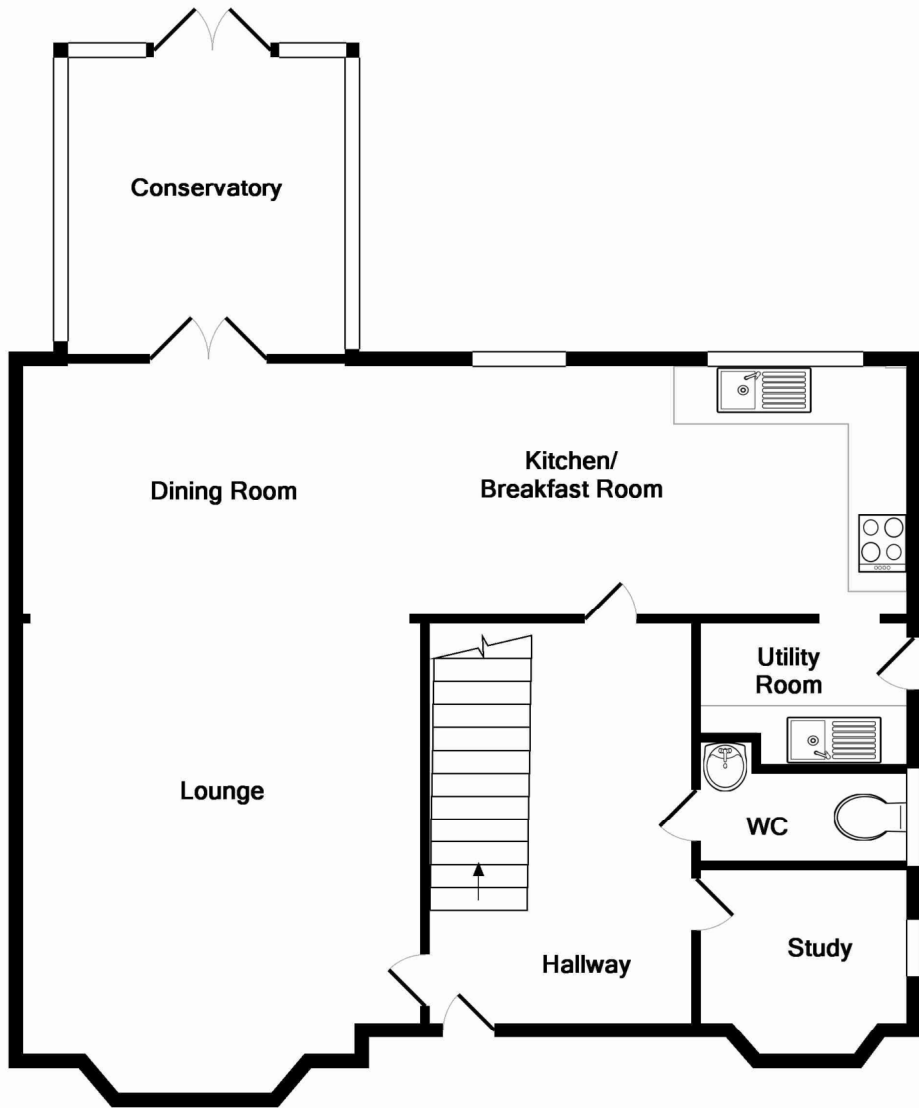
**COUNCIL TAX BAND: F — £2,342.15**                      **2017/18**  
**VIEWING: BY ARRANGEMENT WITH MARCHANTS**



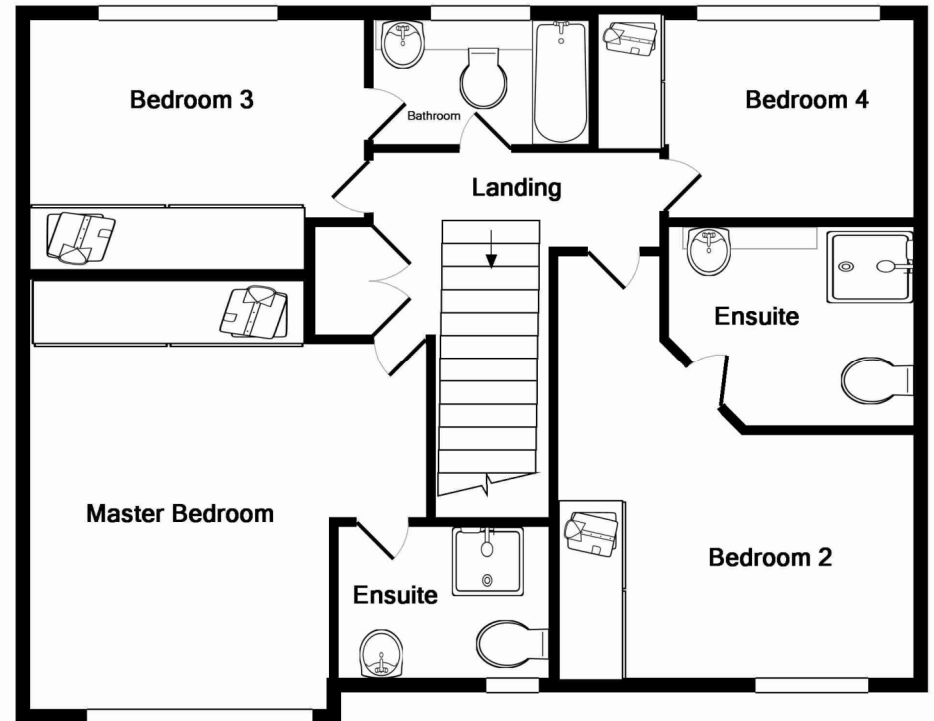
**ENERGY EFFICIENCY RATING: C**  
**ENVIRONMENTAL IMPACT: C**

**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.* 2793/SCK/MMXVI10630





Ground Floor  
Approx. Floor  
Area 816 Sq.Ft.  
(75.8 Sq.M.)



1st Floor  
Approx. Floor  
Area 699 Sq.Ft.  
(65.0 Sq.M.)



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HASSOCKS  
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Total Approx. Floor Area 1516 Sq.Ft. (140.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**FOR ILLUSTRATION PURPOSES ONLY**

**(NOT TO SCALE)**

Floorplan produced by **Daisepc.**



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