

Friars Oak Road | **Hassocks, West Sussex, BN6 8PU**

MARCHANTS

Friars Oak Road

A fantastic opportunity to create your dream home. This two-bedroom semi-detached bungalow offers generous potential to update, modernise and extend (STNC). Features include a bright living room, kitchen overlooking the south-facing garden, boarded loft with skylights and heating, off street parking and space for a garage.

£399,950

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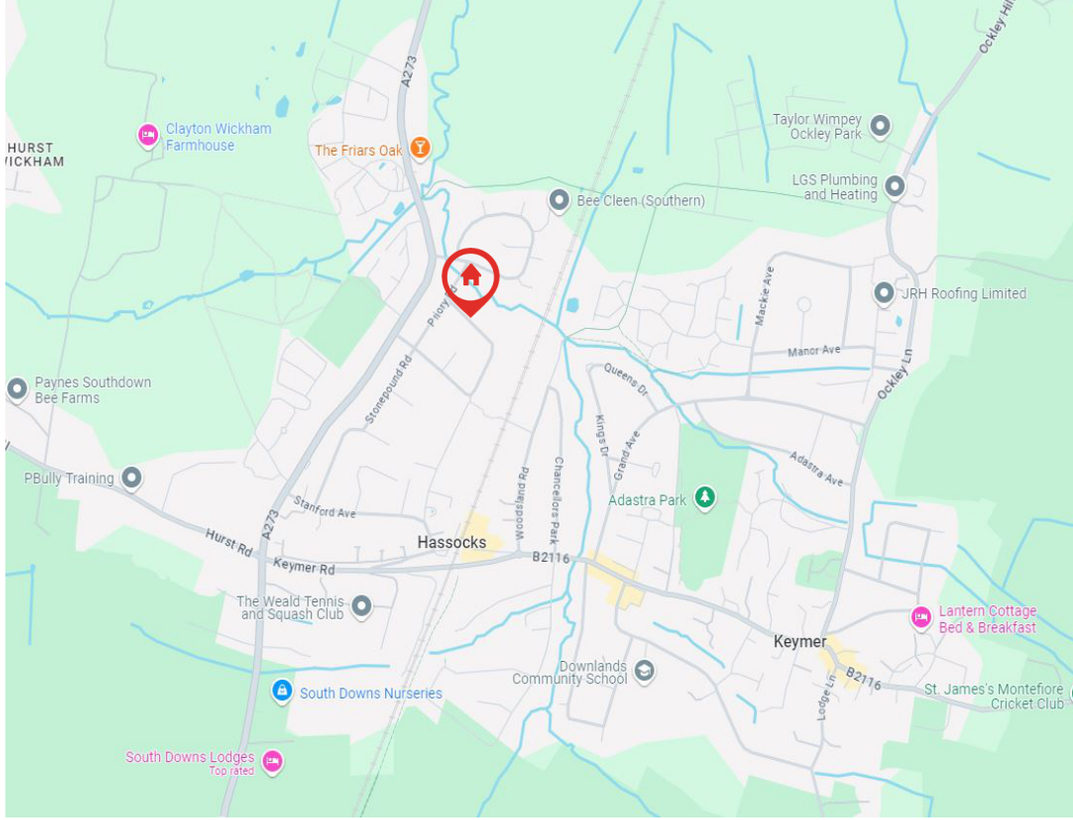
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Features

- Semi Detached Bungalow
- Two Double Bedrooms
- Good Size Kitchen
- Shower Room
- Large South Facing Garden
- Space for Garage
- Potential to Update
- No Onward Chain



View of The South Downs from nearby fields, Hassocks.



Location

Friars Oak Road is located on the west side of the village having a footpath providing a short walk to the centre and to the railway station.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, health centre and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

Hassocks Station (0.5 miles)
Burgess Hill (2.2 miles)
Brighton (9.4 miles)
Gatwick Airport (20.8 miles)

Accommodation

ENTRANCE PORCH

HALLWAY Radiator, built-in airing cupboard housing a hot water cylinder. Central heating thermostat. Hatch to loft accessed by a timber ladder. The loft has been plastered, decorated, carpeted and having two radiators and two skylights.

LIVING ROOM A south facing room with patio doors opening onto the rear garden. Brick fireplace with a woodburning stove, radiator.

KITCHEN Overlooking the rear garden. Kitchen units comprise a stainless-steel sink, worktop, base cupboards, drawers and wall mounted cupboards. Built-in cupboard housing a wall mounted 'Vaillant' gas fired boiler. Appliances include electric oven, gas hob with extractor over, fridge freezer and washing machine. Door to driveway,

BEDROOM ONE Overlooking the front garden. Radiator, two built-in wardrobe cupboards.

BEDROOM TWO Overlooking the front garden. Radiator, built-in wardrobe.

SHOWER ROOM Walk-in shower, wash basin and toilet. Towel warmer, extractor fan, fully tiled walls.



















Garden & Parking

FRONT GARDEN An open plan garden laid mainly to lawn. Off-street parking space. A shared concrete driveway leads to;

REAR GARDEN A long south facing garden with lawn and dense shrubbery. Small patio area and leading to boundary.

Additional Information

ROADBAND - FTTP **UTILITIES -** MAINS
RESTRICTIONS - NO **RIGHT OF WAY -** NO
EASEMENTS - NO **FLOOD RISKS -** NO
ENERGY EFFICIENCY RATING - D
COUNCIL TAX BAND - C (Mid Sussex District Council)

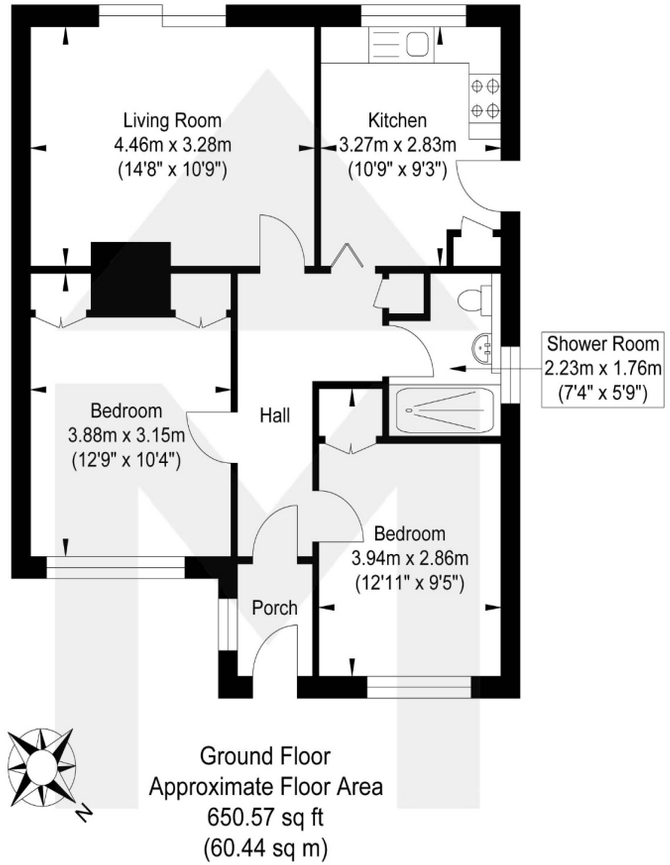
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Please be aware that if you make an offer, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.

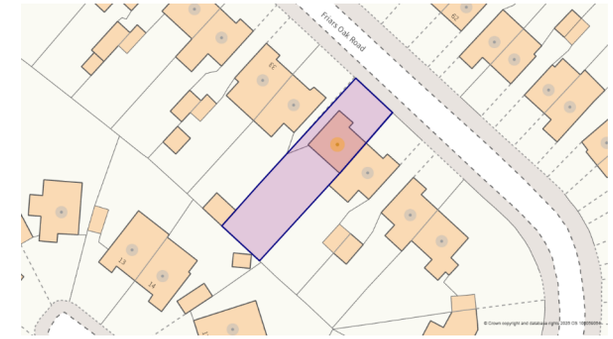
Floorplan

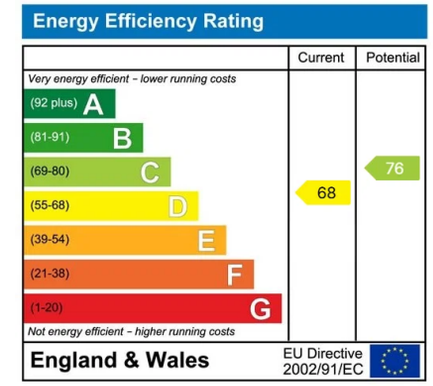
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Friars Oak Road



Ground Floor
Approximate Floor Area
650.57 sq ft
(60.44 sq m)





Approximate Gross Internal Area = 60.44 sq m / 650.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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