



53 Oak Tree Drive

Hassocks, West Sussex BN6 8YA

MARCHANTS

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A modern three bedroom semi detached family home, with the added bonus of a conservatory, extras include, fitted wardrobes to all three bedrooms, integrated appliances, good sized garden, garage with additional parking space. Close proximity to a footpath leading to local amenities and the mainline station.

£415,000

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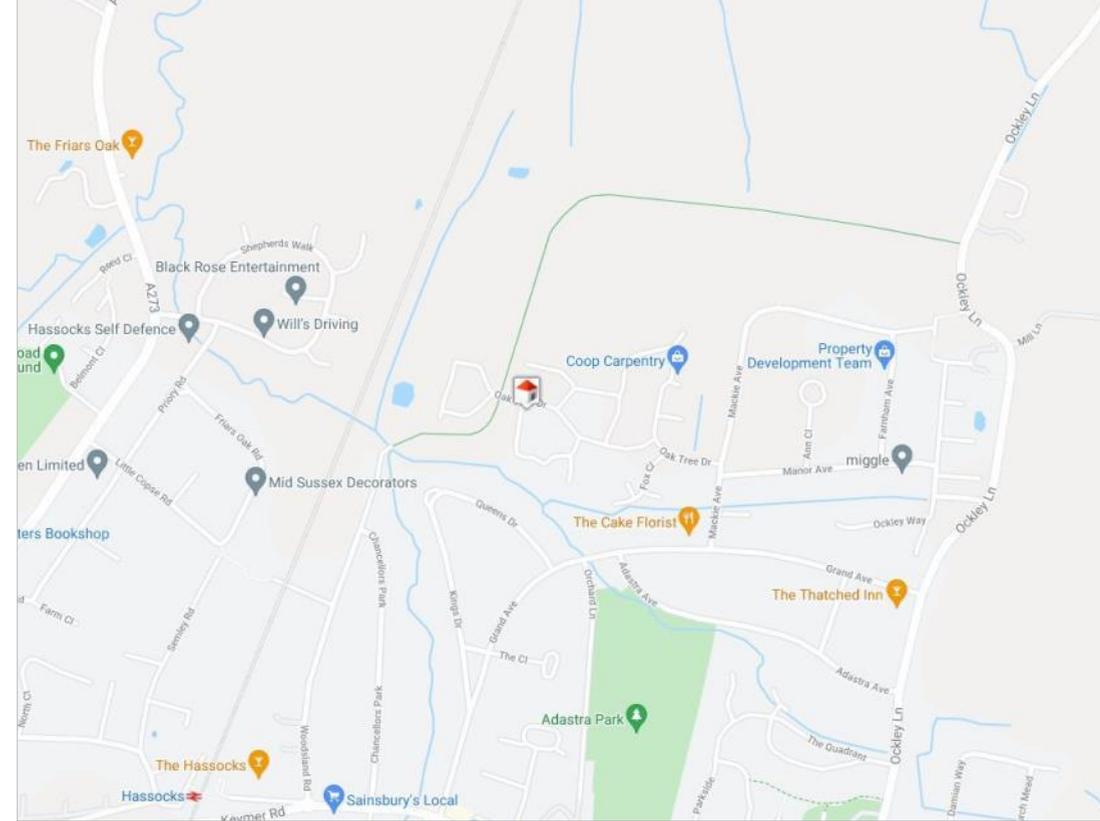
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Three bedrooms
- En suite to main bedroom
- Conservatory
- Kitchen/diner
- Integrated appliances
- Downstairs cloakroom
- Close to amenities
- Garage & parking



Stunning bluebells in the local Woodland Trust area 'Butchers Wood' Hassocks.



Location

The property is adjacent to a footpath connecting to the playpark and with immediate access to open countryside, the village centre is approximately 800 metres distant. Hassocks has a variety of facilities, including shops, a sub-post office (within McColls Convenience Store), Sainsbury's Local, Budgens supermarket, a modern health centre, schools 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).

- Hassocks Station (1.2 miles)
- Burgess Hill (2.5 miles)
- Brighton (9.5 miles)
- Gatwick (21.6 miles)

Accommodation

CANOPIED PORCH Part glazed composite door with decorative stained glass effect, post box and lantern light, opening into:

HALLWAY Radiator, doors to.

CLOAKROOM White suite comprising, W.C., and pedestal wash basin, tiled splashback areas, ceramic tiled floor, extractor, radiator, consumer unit.

LOUNGE Double glazed window with outlook to the front, two radiators, digital room thermostat. TV point, telephone point, stairs rising to first floor. Door to:

KITCHEN/DINER Ceramic tiled floor, cream laminated kitchen furniture comprising base level and wall mounted cupboards with under unit lighting, dark wood effect worktop, integrated appliances to include; 'Indesit' oven with four burner gas hob above and extractor canopy over, dishwasher, fridge freezer and washing machine. Recessed downlights. **Dining Area** Two floating shelves and door to storage cupboard, ceramic tiled floor, alarm control pad, coat hooks and lighting.

CONSERVATORY South West facing, ceramic tiled floor, power and light, blinds, glazed doors opening onto rear garden, side door leading to side access and to the front of the property with PIR security lighting.





FIRST FLOOR

LANDING Double Glazed window, loft access, smoke detector. Airing cupboard with slatted shelving and housing hot water cylinder.

BATHROOM Fitted with a white suite comprising bath with independent shower, pivoting shower screen, pedestal wash basin, W.C., mirror fronted bathroom cabinet, shaver point, radiator, recessed downlights, part ceramic tiled walls, ceramic tiled floor, double glazed frosted window,

BEDROOM ONE Fitted headboard with built in shelving, two single and one double fitted wardrobes with internal wire baskets, telephone point, TV point, radiator. Door to:

EN SUITE Shower enclosure, pedestal wash basin, W.C., shaver point, mirror fronted medicine cabinet and a tall mirror fronted storage cabinet, ceramic tiling to splashback areas and ceramic tiled floor, radiator.

BEDROOM TWO Double glazed window with a view of the rear garden and The South Downs beyond, fitted wardrobes with internal wire baskets, radiator.

BEDROOM THREE/STUDY Double glazed window outlook to the front, fitted wardrobe, radiator.



Garden and Patio Area

FRONT GARDEN Shrub bed and paved path leading to side access.

REAR GARDEN A central lawn with fruit trees, flower borders. Summer house with power and light, storage shed, side access and covered storage area leading to the front of the property, further access path at the rear leading to the garage and additional parking.

Outbuildings and Parking

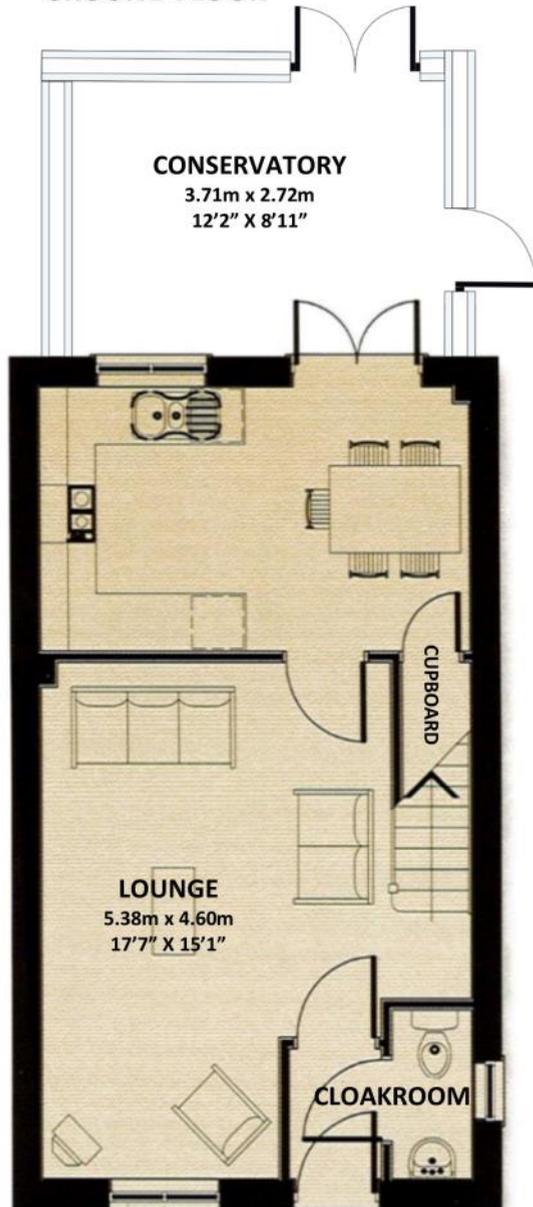
GARAGE 18'0" (5.49m) x 8'11" (2.72m) With light and power. Up and Over door and additional parking space and for one other vehicle.

ESTATE CHARGE - £340.00 per annum.



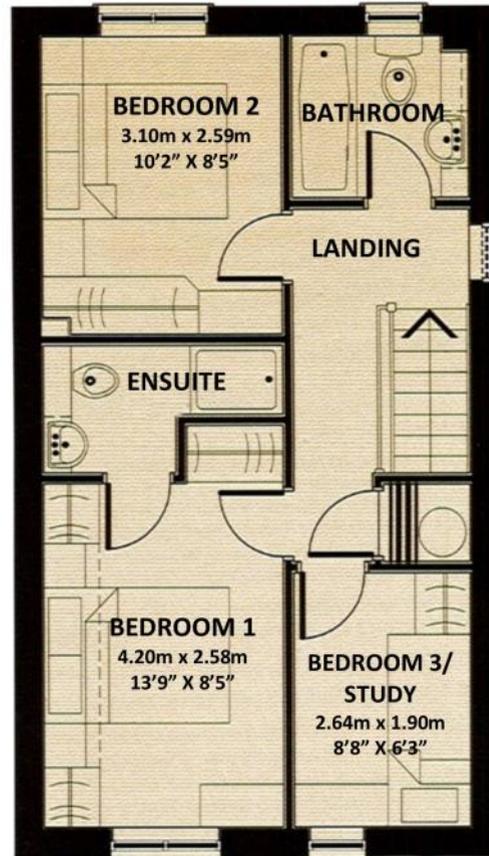
Floorplan

GROUND FLOOR



For illustration purposes only
(Not to Scale)

FIRST FLOOR



Total area: 87.29sqm / 939sqft

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.
4004/SJ/MMXX1021

Council Tax Band: D £1,985.57 (2021- 2022)

Energy Efficiency Rating: C

53 OAK TREE DRIVE HASSOCKS WEST SUSSEX BN6 8YA	Energy Rating C
Valid Until 25 September 2021	Certificate Number 2568-9063-6311-9709-4930

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