







## 11a Friars Oak Road

Hassocks,

This four bedroom extended family home comprises of the following specification, an entrance porch leading into the hallway with understairs cupboards as well as a separate downstairs WC, to the rear of the house on the ground floor there is a good size kitchen dinner with a selection of hi gloss wall and floor mounted units, integrated dishwasher, five ring gas hob, overhead extractor fan, space for washing machine and tumble dryer and fridge freezer, with additional cupboard housing the Worcester combi boiler, French double doors on to the west facing rear garden, a separate living room with bay window and gas feature fireplace. On the first floor there is a large landing space with loft hatch and airing cupboard, four bedrooms and a good size family bathroom, with its own shower cubicle, bath and shower attachment, WC, sink, towel radiator.

Outside the west facing rear garden has a good size patio area leading onto a lawned area with various plants and borders and two sheds as well as a garage and side access gate. At the front the garden is mainly laid to lawn and has plants and borders and a shared driveway which can park two cars comfortably.





# 11a Friars Oak Road

Hassocks,

- Four bedroom semi-detached house
- Double storey extended
- Large kitchen diner
- Separate living room
- Driveway
- EPC: D Council Tax: D

Friars Oak Road is a quiet residential road just off Priory Road, within a short walk of Hassocks mainline station and the village High Street with its comprehensive range of shops and other amenities. The market town of Burgess Hill is two miles to the North and to the South the business and entertainment centre of Brighton is some ten miles distance.

STATION Hassocks mainline station provides fast and frequent services to London (Victoria/London Bridge 55

minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). BY ROAD Being within a short driving

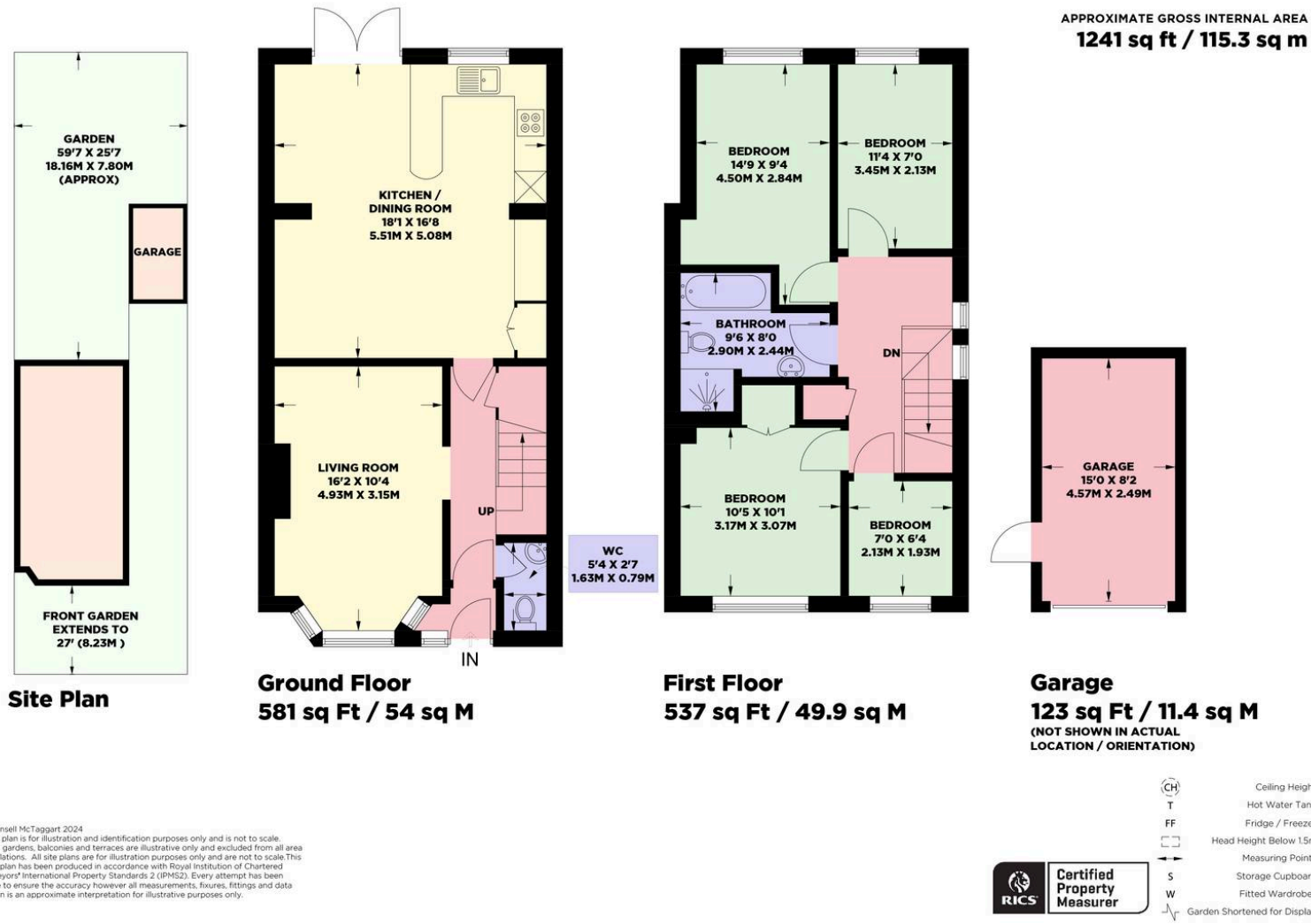
distance of the A23 at Albourne, the property therefore gives fast access to the M23/Gatwick Airport, the M25 and in turn to the complete motorway network.

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# 11A FRIARS OAK ROAD

APPROXIMATE GROSS INTERNAL AREA  
1241 sq ft / 115.3 sq m



## Mansell McTaggart Hassocks

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