



10 Five Oaks Way

HASSOCKS | WEST SUSSEX | BN6 9ZU

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Situation

A modern and very well presented semi-detached house situated with a short distance from the mainline train station with a landscaped rear garden and glorious rural outlook

Hassocks is a vibrant village with a bustling High Street including cafés, a deli, butchers, bakers, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally.

With a wonderful rural outlook, this spacious family house is situated in a prime position within easy walking distance of the mainline station and all the amenities the village has to offer. Arranged over 3 floors the ground floor sitting/dining room is in an open plan format with a range of bespoke fitted bookcases and with patio doors out onto the landscaped garden. The kitchen lies at the front of the property and benefits from a range of integrated appliances. The first floor provides three bedrooms and a modern family bathroom finished with ceramic tiling. The impressive principal suite is located on the top floor with an ensuite shower room and plentiful storage with fitted wardrobe cupboards. The rear garden has been wonderfully landscaped providing a low maintenance space encompassing a wealth of shrub, plants and trees with a variety of modern fitted seating areas and terraces perfect for day and night with a range of external lighting.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset stainless steel sink and drainer
- » 4 ring gas hob with extractor fan over
- » Fitted 'Electrolite' electric oven
- » Integrated fridge freezer
- » Integrated dishwasher
- » Integrated washing machine



Bathrooms

A family bathroom and ensuite shower room benefiting from fully fitted white suites comprising a panelled bath, fully tiled shower cubicle with wall mounted shower and glazed doors, low level w.c. suites, pedestal wash hand basins and tiled floors.



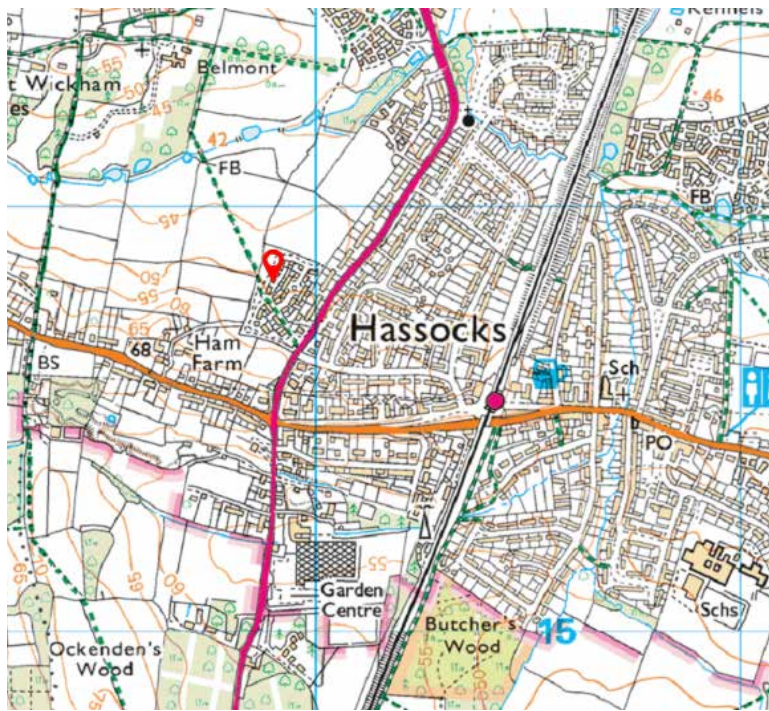
Specification

- » Landscaped rear garden
- » Garage
- » Remainder of the 10 Year NHBC warranty

External

The property is approached over paved steps to the front door flanked on one side by an area of shingle. A driveway lies to the side of the property and provides off street parking along with access to the detached garage. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property with sleeper seating. Steps lead down to a central lawn and further paved terrace covered by a timber pergola and bordered by well stocked modern sleeper beds, trees and external lighting.





Transport Links from 10 Five Oaks Way

Hassocks Train Station	approx. 0.3 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 5.8 miles
Brighton	approx. 7.8 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Five Oaks Way, Hassocks, BN6 9ZU

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft

Garage = 18.6 sq m / 200 sq ft

Total = 139.9 sq m / 1506 sq ft (Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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