

MARCHANTS



HASSOCKS LODGE, KEYMER ROAD, HASSOCKS, WEST SUSSEX, BN6 8AT



A spacious first floor (top) floor apartment which has recently been re-decorated and features include a double bedroom with fitted wardrobes, gas central heating from a combi boiler and PVCU double glazing. Occupying a very convenient location adjacent to shops and only 100 yards from the railway station, the property is available from **November on a 12 month tenancy agreement.**

- First Floor Flat
- One Double Bedroom
- Bathroom with Separate W.C.
- Communal Gardens
- Allocated Parking Bay in Secure Garage plus Visitors Car Park
- Kitchen with Appliances Included
- Village Centre Location just a minutes walk to the Station
- Available November 2025



£1,300 PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE

01273 843333 / www.marchantsestateagents.co.uk



Marchants Lettings: Marchants Limited, Registered in England & Wales company number 04702251 with registered office being at 1 Keymer Road, Hassocks, West Sussex, BN6 8AE.

LOCATION

Hassocks Lodge is a popular and well managed block of flats comprising three buildings surrounding a communal garden in the centre of Hassocks which provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. 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.

PROPERTY DESCRIPTION

Communal hallway with automatic light and stairs rising to the first floor.

Flat entrance door with security peep hole.

HALLWAY Radiator, master telephone socket, central heating thermostat, hatch to loft (not for tenants use).

LIVING ROOM A well-proportioned double aspect room with southern views one side and with a west facing aspect to the other. There are two bay windows with sliding patio doors and wrought iron Juliet balcony. Radiator, vertical blinds and TV socket.

KITCHEN Facing east with view over the communal grounds and comprising a good range of base cupboards, drawers, wall mounted cupboard and wood effect work surface with inset one and a half bowl stainless steel sink with mixer taps. A walk-in cupboard houses a 'Worcester' gas combi boiler for central heating and domestic hot water, 'Hotpoint' washing machine, gas and electric meters, electric consumer unit, slatted shelves, vinyl tiled floor and internal light. Other appliances include a 'Lamona' electric oven with a four burner gas hob and extractor over. 'Bosch' slimline dishwasher and 'Bosch' integrated fridge/freezer. Ceramic tiled splash areas, radiator and venetian blind.

BEDROOM A double room facing west. Full width range of built-in wardrobes, radiator and venetian blind.

BATHROOM Fully ceramic tiled walls and floor and fitted with a white suite comprising bath having mixer taps, 'Mira' independent shower, hand grips and pivoting glass shower screen over. Pedestal wash basin with mirror over, radiator, frosted window with venetian blind, towel rail.

SEPARATE W.C. Fitted with a white close coupled toilet, radiator, frosted window with venetian blind and vinyl flooring.

OUTSIDE

Allocated **PARKING SPACE** within a secure communal garage plus a visitors parking permit.

COMMUNAL GROUNDS Surround the development. Water meter found in the grounds.

Enclosed communal dustbin store.

TENANCY DETAILS

AVAILABLE ON A 12 MONTH TENANCY

SUBJECT TO A SUPERIOR LEASE - Restrictions may apply.

HOLDING DEPOSIT - £200

TENANCY DEPOSIT - £1,500.00 (equivalent to 5 weeks rent)

AVAILABLE FROM - November 2025

ADDITIONAL INFORMATION

BROADBAND TYPE - ADSL

UTILITIES - MAINS

RESTRICTIONS/RIGHT OF WAYS/EASEMENTS—See Lease

ENERGY EFFICIENCY RATING: C

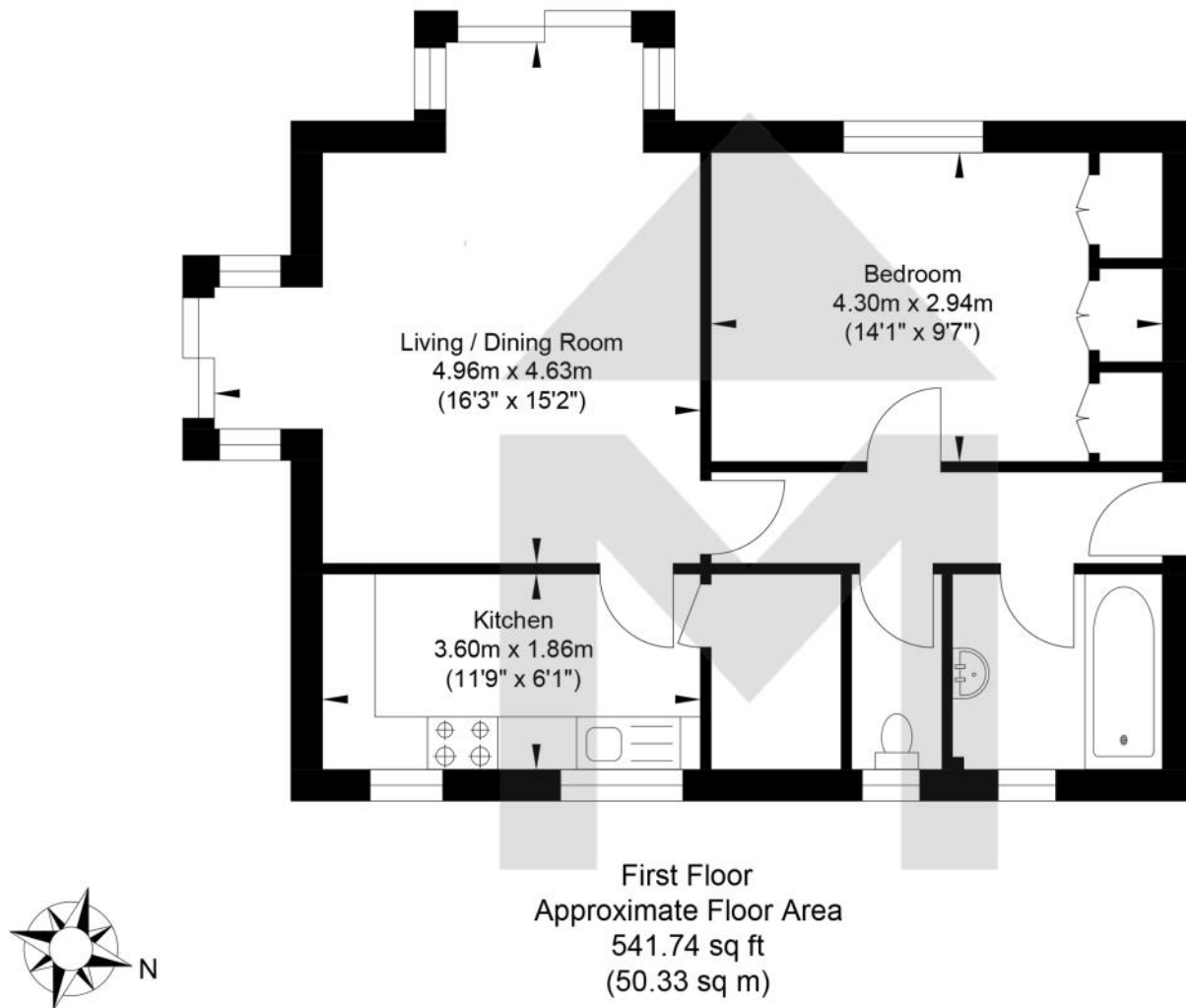
COUNCIL TAX BAND: B

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FLOORPLAN

Keymer Road



Approximate Gross Internal Area = 50.33 sq m / 541.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

TO APPLY, PLEASE GET IN TOUCH.

PLEASE NOTE: All tenancies made from 01/08/2025 likely be subject to changes of the renters reform bill. Internal photographs must not be taken without the permission of the agent or the landlord. 3361/18HASSLOD/BAG/MMXXV1112

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