



Fitzjohn Court

Keymer Road, Hassocks, West Sussex, BN6 8QP

MARCHANTS

Fitzjohn Court

A one-bedroom ground floor flat, well-presented and newly carpeted with an updated shower room, spacious living room and separate modern galley kitchen. Close to local amenities and with parking for residents and visitors. Offered to the market with **no onward chain**.

£225,000

MARCHANTS

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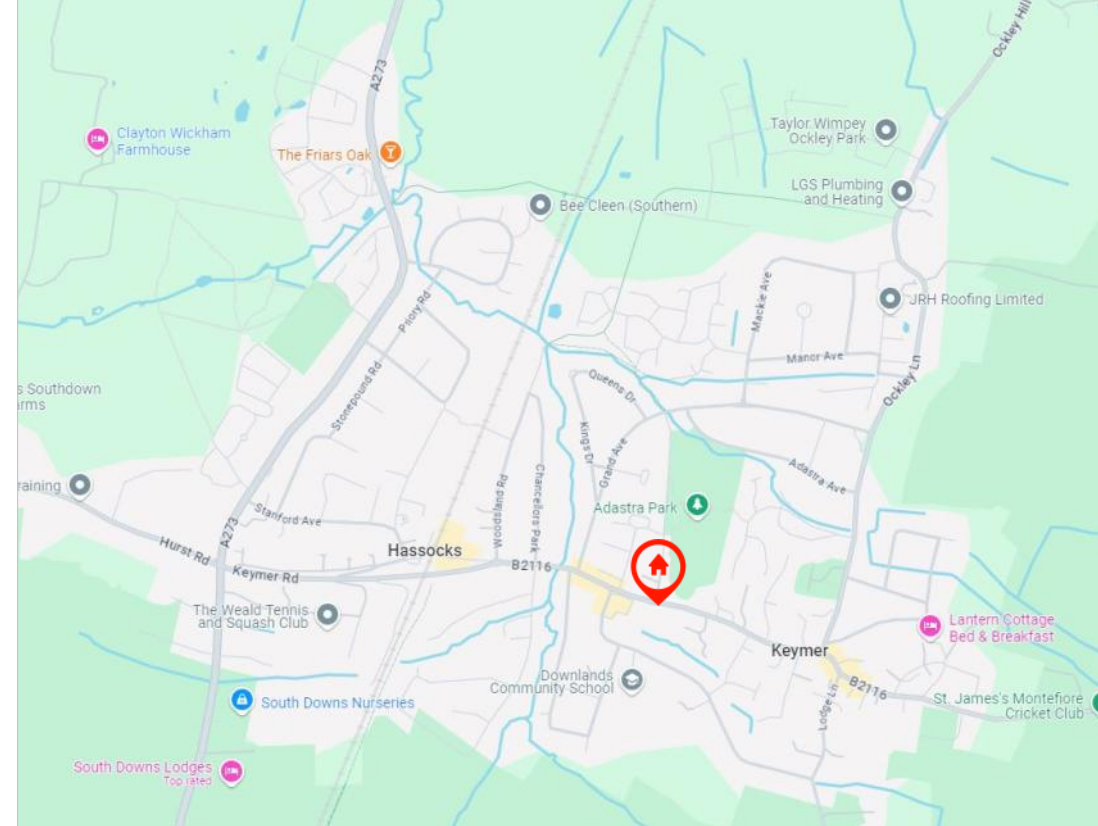
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Features

- Ground Floor Flat with Front Aspect
- Share of Freehold
- Well Presented and Newly Re-Carpeted
- One Bedroom
- Refitted Shower Room
- Close to Local Amenities
- Communal Lounge & Gardens
- Residents & Visitors Parking



The property is just across the road from the beautiful Adastra Park memorial gardens.



Location

Fitzjohn Court is situated adjacent to The Sussex Grocer Supermarket and strolling distance of Adastra Park. This ground floor flat is approximately half a mile from Hassocks mainline railway station which provides regular services to London and the south coast (subject to network time tables).

Further amenities of Hassocks include a variety of independent shops, butchers, cafes, a sub-post office, Sainsbury's Local, a modern health centre, schools for all age groups and local hobby clubs including some located within Adastra Park.

- Hassocks Station (0.3 miles)
- Burgess Hill (2.7 miles)
- Brighton (8.8 miles)
- Gatwick Airport (20.4 miles)

Accommodation

Fitzjohn Court is approached via a covered entrance porch with an entry phone security system. Glass doors open into the entrance lobby and the door to this property is located on the ground floor.

The flat entrance door has a peep hole and opens into;

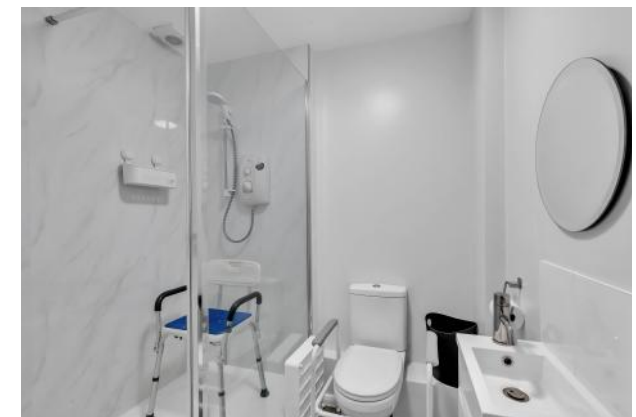
HALLWAY Wall mounted mirror, consumer unit, coat hooks, entry phone, built-in cupboard housing a water cylinder, 'Dimplex' convector heater, wall mounted mirror.

LIVING ROOM A double aspect room with a front aspect and bay window, timber fire surround with stone hearth and back panel with real flame effect electric fire. 'Dimplex' convector heater, TV connection.

KITCHEN A galley style area, modern white gloss cabinetry comprising of wall, base and drawer units with laminate worksurface over and upstand, under unit lighting, ceramic sink and drainer with mixer tap. Space for fridge, and free-standing electric cooker.

BEDROOM A Double bedroom with 'Glen' convector heater, two double built-in wardrobes.

SHOWER ROOM Walk in shower enclosure with tiled wall panels, 'Mira' electric shower and apparatus. Close coupled toilet, fitted vanity unit and hand basin with mixer tap, wall mirror above and tiled splash back. 'Wood' effect LVT flooring.





Communal Areas, Garden & Parking

COMMUNAL LOUNGE with TV and seating for informal gathering.

Doors to **COMMUNAL CONSERVATORY** leading to the garden.

COMMUNAL LAUNDRY ROOM With washing machine, stainless steel sink, taps and drainer, and laundry facilities.
COMMUNAL W.C.

COMMUNAL GARDENS One of the features of Fitzjohn Court is the very cared for landscaped communal gardens with seating provided. There is a spacious lawn with attractive flowering beds and borders.

CAR PARKING AREA In front of the development parking for residents and their guests.

Additional Information

PETS: Not Allowed.

LEASE: 189 years from 24 June 1989

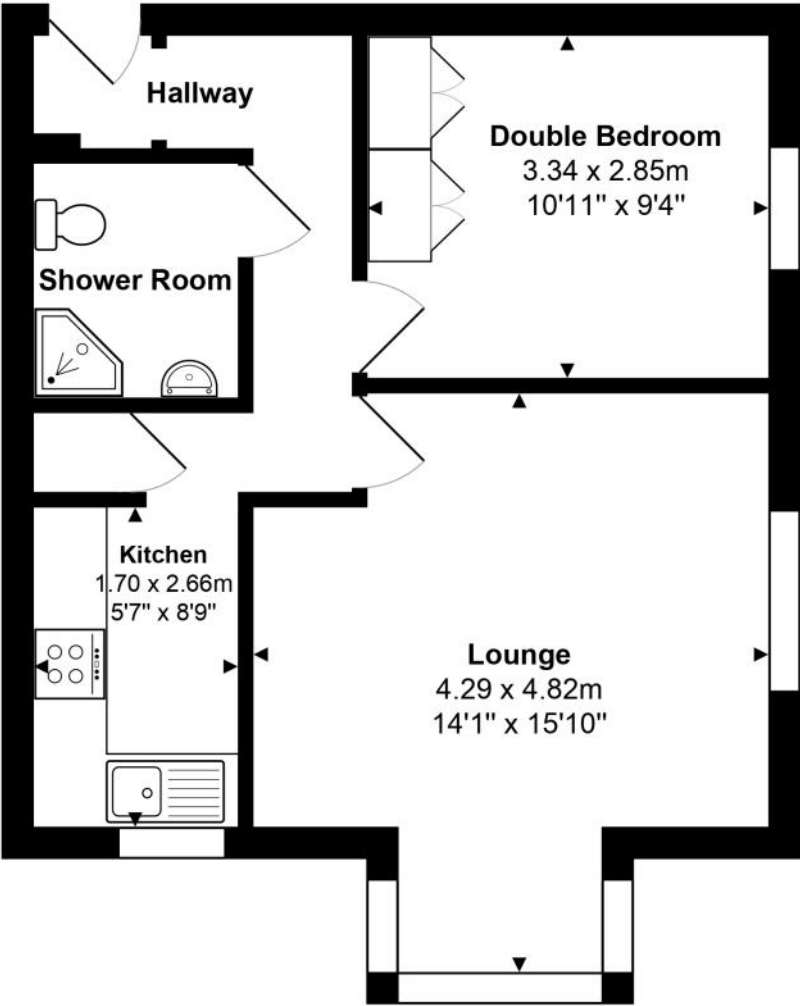
MAINTENANCE: Maintenance charges levied by RLHA: 2025 - £2,880.29 PA (£240.02 per month).

NB. The residents have jointly purchased a share of the freehold.

Residents must be at least 55 years of age and occupying spouses must be at least 50 years.



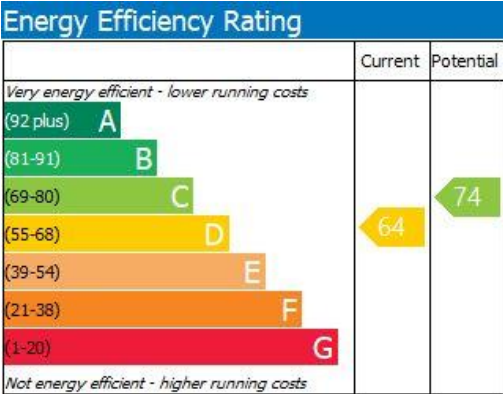
Floorplan



Total Area: 42.4 m² ... 456 ft²
 All measurements are approximate and for display purposes only

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.
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Council Tax Band: C



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