



Fitzjohn Court

Keymer Road, Hassocks, West Sussex, BN6 8QP

MARCHANTS

Fitzjohn Court

A well appointed and presented first floor two bedroom flat. Benefiting from a naturally light and spacious double aspect living room with a bay window and views over the Keymer Road. Close to local amenities and with parking for residents and visitors.

£230,000

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

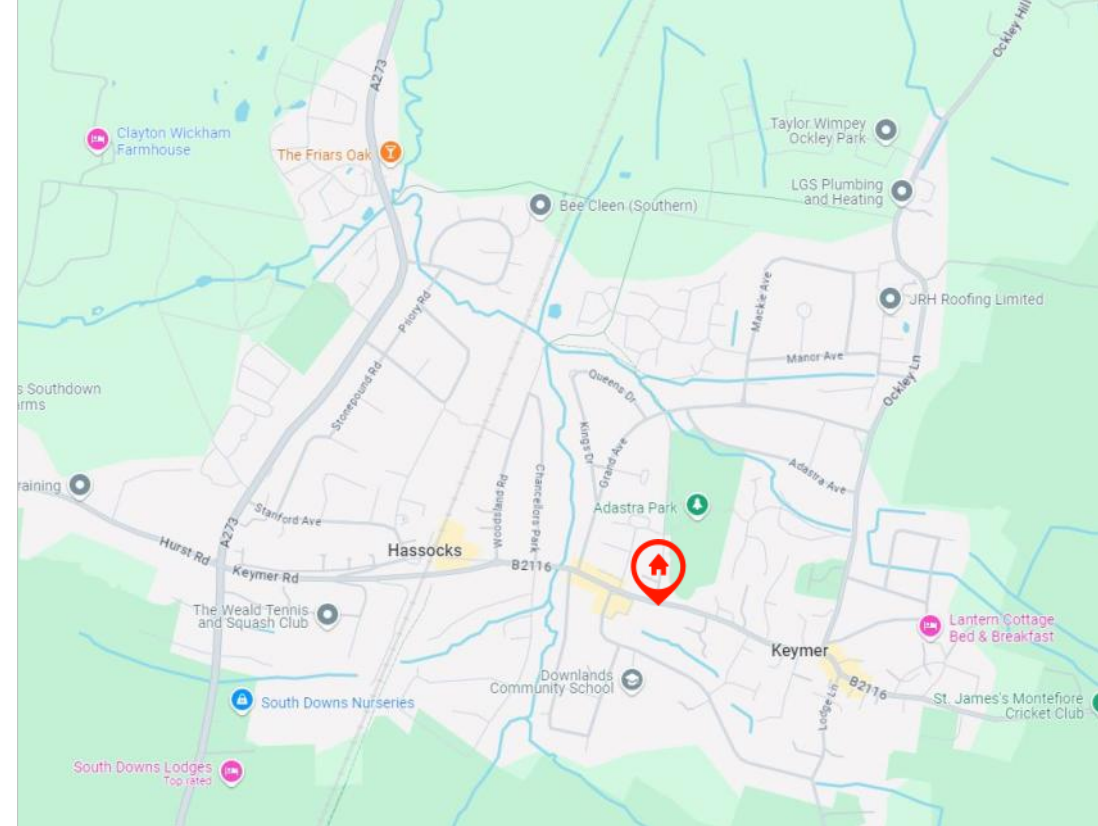
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Features

- Share of Freehold
- First Floor Flat
- Two Bedrooms
- Light & Spacious Living Room
- Close to Amenities
- Communal Lounge & Gardens
- Residents & Visitors Parking
- No Onward Chain



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 first 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, deli, 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 first floor, accessed by the lift or staircase.

The flat entrance door has a peep hole and opens into **HALLWAY**. Built-in storage cupboard housing the electric consumer unit, hanging rail and storage shelf. Further built-in storage cupboard housing the water cylinder with a slatted shelf above. Wall mounted door entry phone and telephone connection. 'Dimplex' storage heater.

LIVING ROOM A double aspect light and spacious room with a feature bay window with a view of Keymer Road. Ornamental fireplace and marble effect insert and hearth with a free standing electric fire, TV aerial point.

KITCHEN Fully fitted kitchen cabinetry comprising base cupboards and drawers, wall mounted units, one with a glazed display cabinet. Laminate worksurface, inset stainless steel sink with mixer tap over and inset 'Beko' ceramic hob and extractor over, integrated under worktop fridge and separate freezer, 'Diplomat' oven into built-in cabinet housing. Corner display shelf and further worksurface with built-in cupboards under. Mosaic tiling to splash back areas.

BEDROOM ONE Side aspect and two double built-in wardrobes. TV connection.

BEDROOM TWO Front aspect, built-in fitted wardrobe.

SHOWER ROOM A white suite comprising walk-in shower cubicle with glazed screens, wall mounted seat and grab rail 'Mira' electric shower and apparatus. Pedestal hand basin and W.C., electric towel warmer, extractor, vinyl floor and fitted white wall panels.





Communal Areas, Garden & Parking

COMMUNAL LOUNGE, which leads into the

COMMUNAL CONSERVATORY leading to the garden.

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

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: 2025/26 - £4,193.34 PA (£349.45 per month).

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

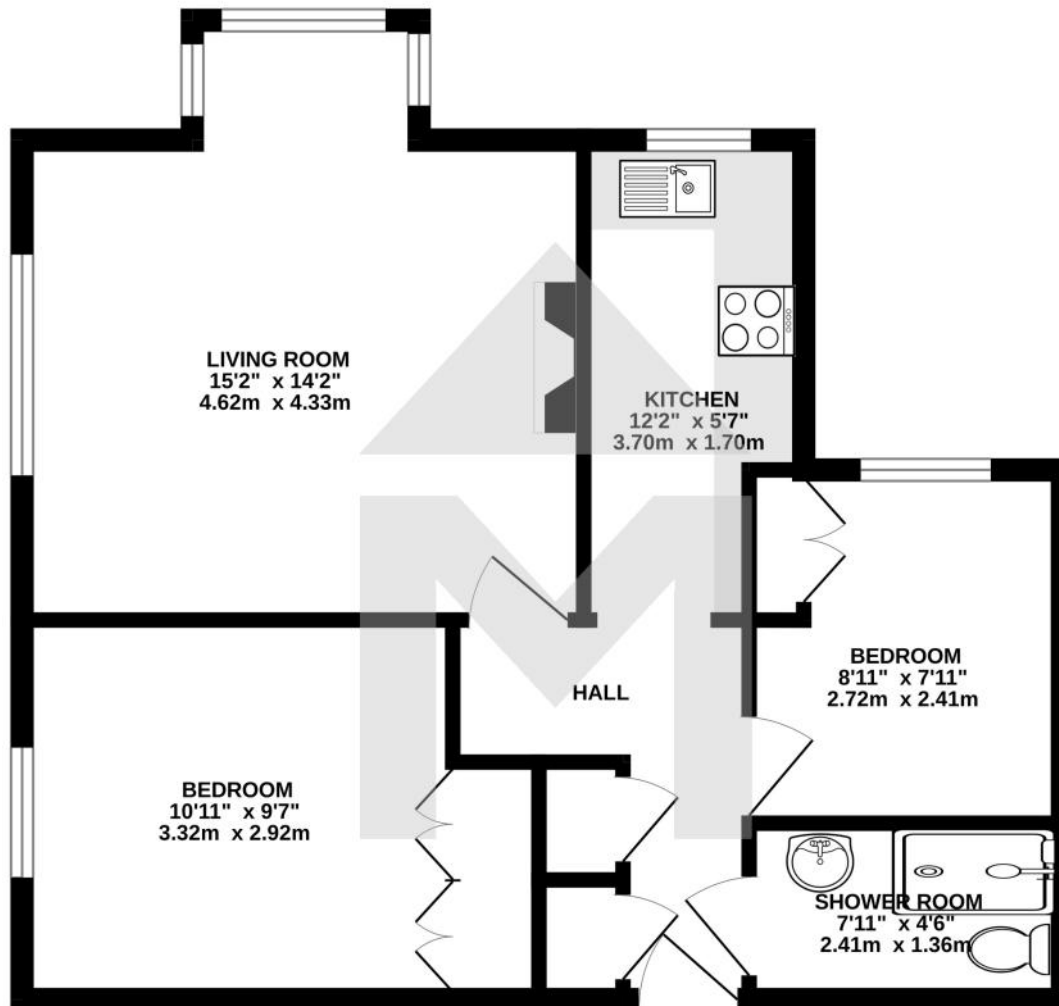
Residents must be at least 55 years of age and occupying spouses must be at least 50 years.



FITZJOHNS COURT

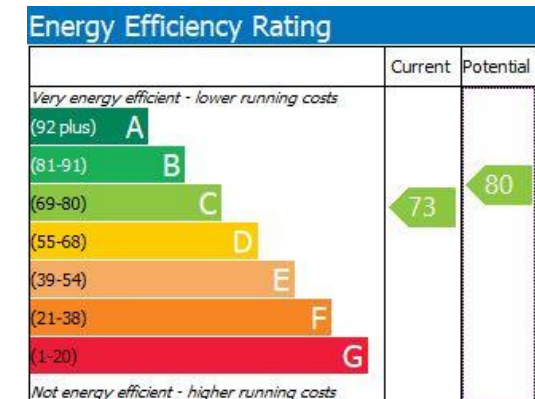
530 sq.ft. (49.3 sq.m.) approx.

Floorplan



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.
4859/8FITZ/SJ/MMXXV0901

Council Tax Band: C



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TOTAL FLOOR AREA: 530 sq.ft. (49.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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