



Woodland Court

Woodland Road, Hassocks, West Sussex, BN6 8ET

MARCHANTS

Woodsland Road

A well appointed purpose built block of just four flats, close to all village amenities and the mainline station. This spacious ground floor two bedroom flat has the added benefit of a rear conservatory and direct access to the communal garden.

£245,000

MARCHANTS

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

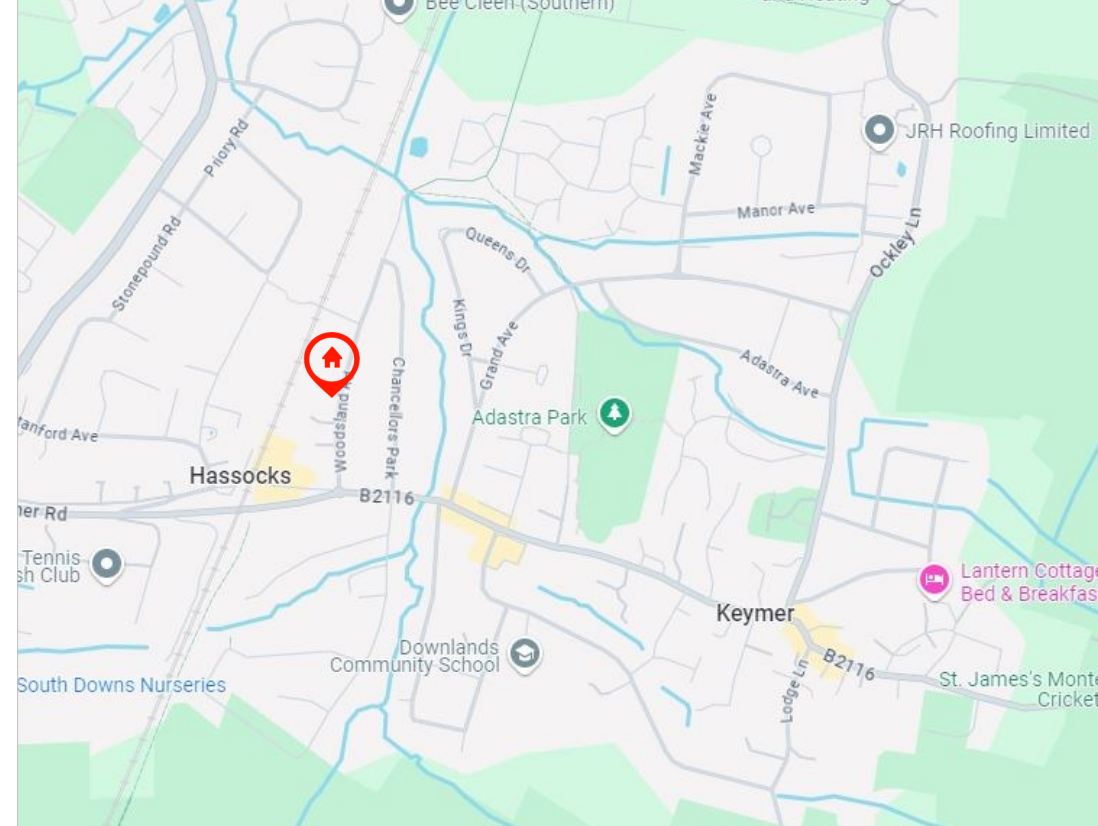
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Features

- Ground Floor
- Located only 150 Yards from the Village Centre
- Two Bedrooms
- Modern Shower Room
- Conservatory
- Communal Gardens
- Double Glazed & Gas Central Heating
- 999 Year Lease from 1969



The property is just a short walk from the village centre.



Location

Woodland Road lies just off Keymer Road and the flat is approximately 150 yards from the shopping thoroughfare.

Nestled beneath the South Downs, Hassocks is a vibrant village that 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. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London (approx 1 hour by train to London) and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

- Hassocks Station (0.2 miles)
- Burgess Hill (2.9 miles)
- Brighton (8.5 miles)
- Gatwick Airport (19.4 miles)

Accommodation

Door entry system. Communal door into **COMMUNAL HALL**. Flat entrance leading into: **HALLWAY** Built-in storage cupboard with shelf, light, and housing the electricity and gas meters. Further built-in storage cupboard with slatted shelving.

LIVING/DINING ROOM A bay fronted naturally light room with an east aspect, radiator and T.V. connection and four wall lights.

KITCHEN Fully fitted kitchen cabinetry to include wall and base mounted units, a tall larder cupboard with pull-out wire baskets. Laminate worksurfaces with inset stainless steel sink, drainer and mixer tap over. Space for free standing gas cooker, and further spaces for washing machine, dish washer and fridge freezer. Wall mounted 'Worcester' gas combi boiler (installed 2019). Ceramic tiling to splash back areas and vinyl flooring.

SHOWER ROOM (Refitted 2021) A white suite comprising walk-in shower enclosure with glazed screen with thermostatic shower apparatus over. Close coupled W.C., hand basin built into white gloss vanity unit with storage, wall light and shaver point above. Ladder style towel warmer, and further towel rail. Ceramic tiling to splash back areas and floor.

BEDROOM ONE A double room with fitted wardrobes and overhead storage cupboards, T.V. connection, radiator. Door to conservatory and leading to the rear communal garden beyond.

BEDROOM TWO A double room with an outlook to the conservatory, radiator.





CONSERVATORY A personal access door into the communal garden with a west aspect. PVCu double glazed and PVCu clad ceiling. Wall light, power point, shelving, radiator.

Communal Garden

FRONT GARDEN Laid to lawn, established shrubs and surrounding boundary low level wall.

REAR GARDEN Laid to lawn and timber storage shed (for garden equipment).

Additional Information

PETS: Allowed, with prior permission.

LEASE: 999 year lease from 1972 (946 years remaining).

GROUND RENT: £30.00PA.

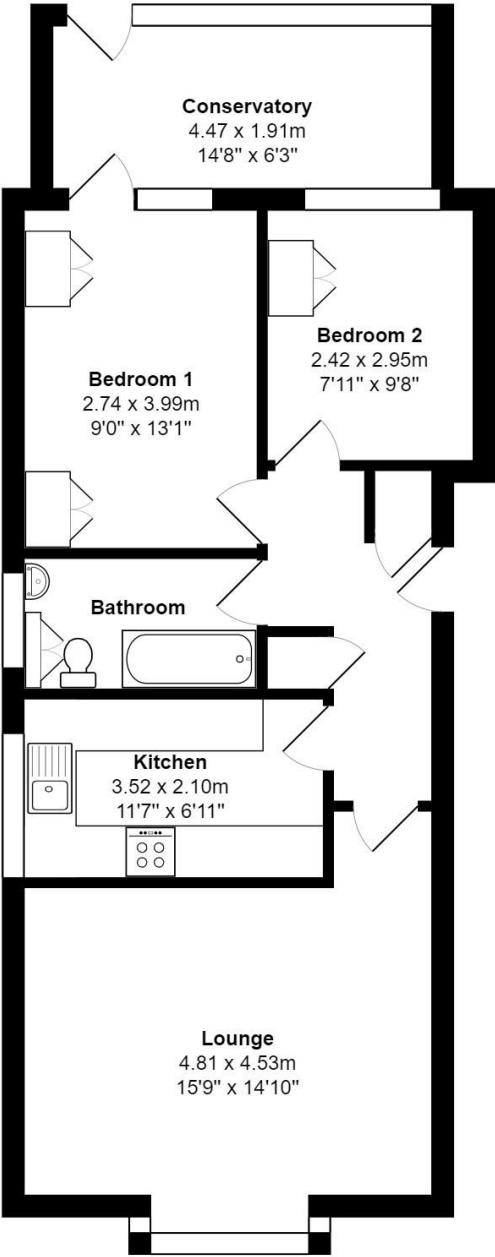
MAINTENANCE: £1,775.00PA (£443.74 - paid in quarterly instalments) **INCLUDES:** Buildings Insurance, communal maintenance and management fees.

MANAGED BY: Eightfold Property Management Brighton.

N.B. Age restricted for the over 60's.

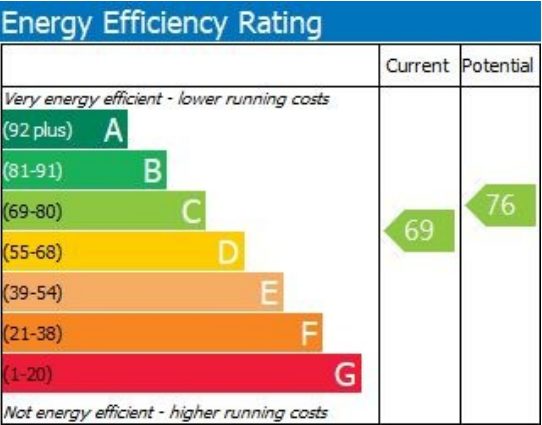
Council Tax Band: B

Floorplan



Total Area: 68.0 m² ... 731 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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