



Crown Point House

Woodland Road, Hassocks, West Sussex, BN6 8HT

MARCHANTS

Crown Point House

Well-presented and updated (2023/24) two bedroom ground floor flat, offered to the market with no ongoing chain. Ideal for investor buyers or commuters, close to Mainline station and walkable to village amenities. Allocated parking and share of freehold.

£295,000

MARCHANTS

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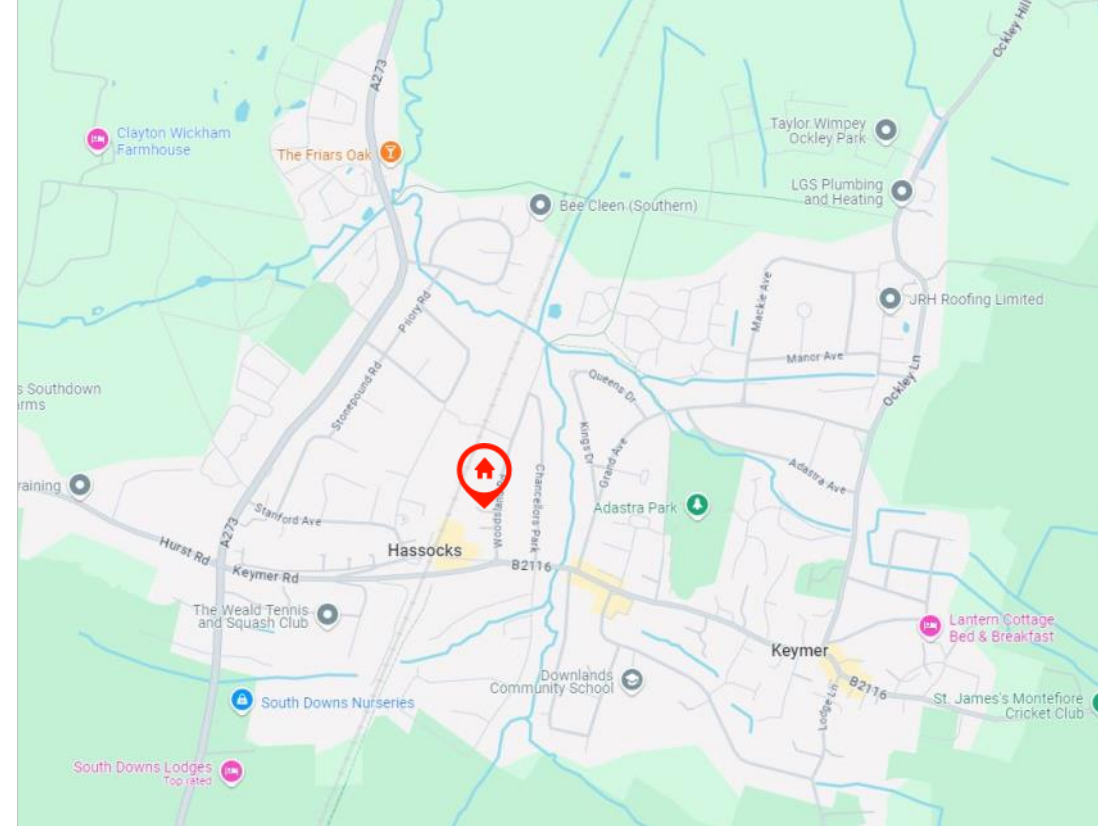
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Features

- Share Of Freehold
- Ground Floor
- New PVCu Double Glazing May 2024
- Combi Boiler March 2023
- Refitted Bathroom May 2024
- Redecorated 2025
- Allocated Parking
- Ideal Investor Opportunity



Nearby Hassocks Main Line Station.



Location

Crown Point House is located approximately two minutes walk down Woodland Road which leads to the village high street and mainline station beyond.

Hassocks provides a variety of facilities, including shops, a sub-post office (within Morrisons daily Convenience Store), Sainsbury's Local, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

- Hassocks Station (0.5 miles)
- Burgess Hill (3.2 miles)
- Brighton (9.3 miles)
- Gatwick Airport (21.4 miles)

Accommodation

ENTRANCE HALL With intercom and post tray.

Accommodation

Flat entrance door to; **HALLWAY** entry phone, built in coat cupboard with shelving, electric meter and fuse box, further built-in airing cupboard with slatted shelving, 'Honeywell' room thermostat, radiator.

CLOAKROOM A white suite comprising W.C., wall mounted wash basin, tiled splashback areas, automatic extractor.

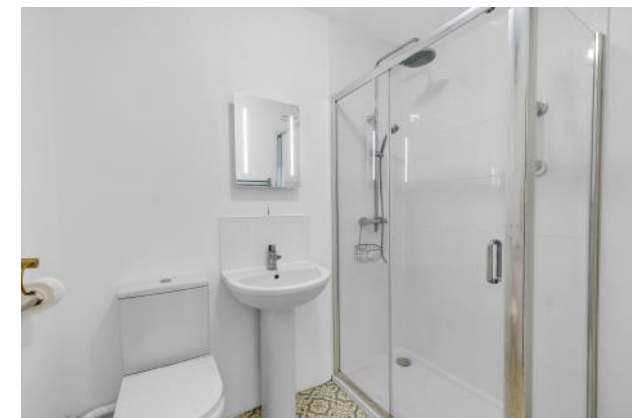
LIVING ROOM A naturally light room, double aspect with PVCu double glazed door and Juliette balcony. Two radiators with display shelves over. Telephone and TV connection.

KITCHEN A galley kitchen, fitted cabinetry with wall and base mounted units and drawers, laminate worksurface over and inset stainless steel sink and drainer with mixer tap over. Spaces for freestanding cooker, washing machine and fridge. Radiator, ceramic tiling to splashback areas, vinyl floor. 'Vaillant' combi boiler (installed May 2024).

SHOWER ROOM A white suite updated (2023) shower enclosure with thermostatic apparatus, rain fall shower head, separate hair rinse attachment and glazed sliding door, pedestal hand basin and mirror fronted medicine cabinet, close coupled toilet. Ladder style towel warmer, extractor. Vinyl floor, partially tiled walls to splashback areas.

BEDROOM ONE East aspect with outlook to Woodland Road, radiator, telephone connection.

BEDROOM TWO East aspect with outlook to Woodland Road, radiator.





Communal Gardens & Parking

COMMUNAL GARDENS surround the block with areas of mature shrubs.

FRONT AREA There is a **resident & visitors car park** and bin store area.

Visitors parking bays. Allocated parking bay **number 10**

Additional Information

PETS: Not Allowed

LEASE: 144 years remaining (189 from 1980) Managed by Jonathon Rolls (Hove)

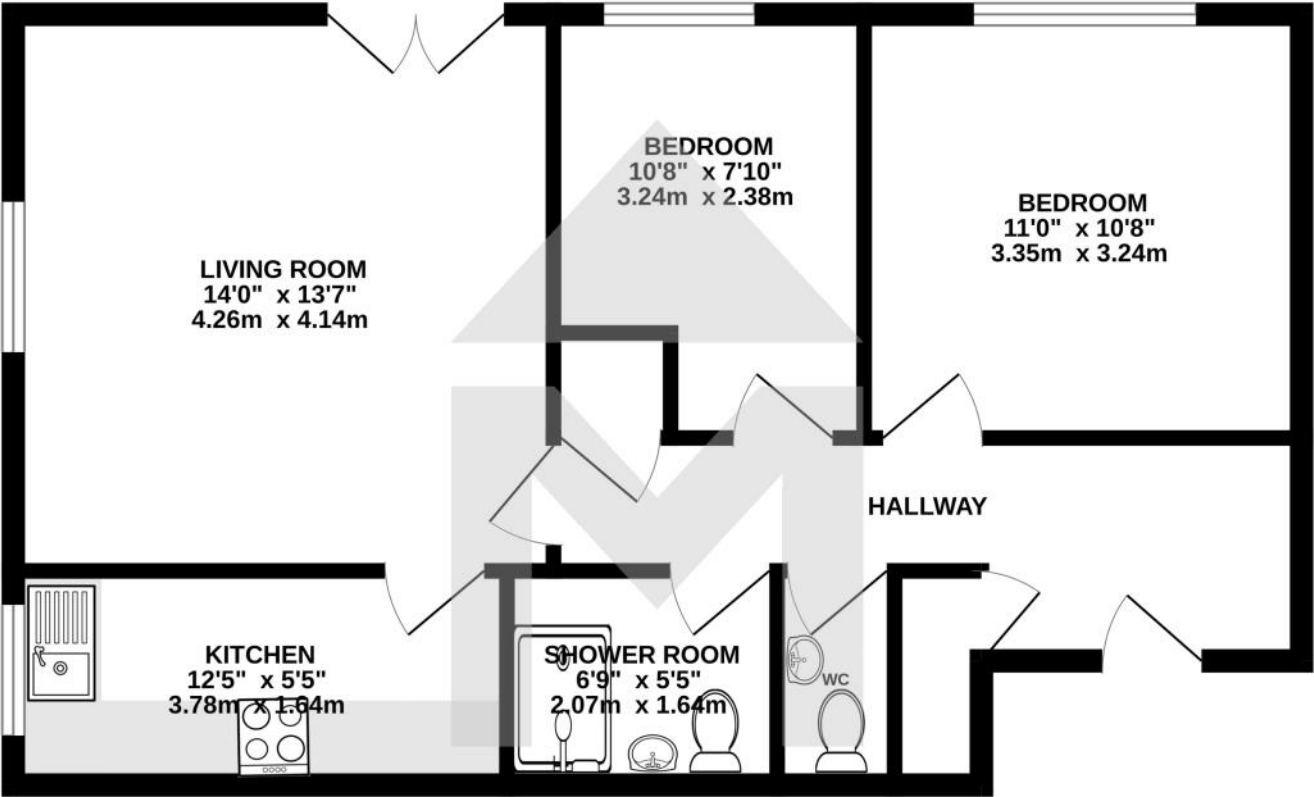
GROUND RENT: Not applicable.

MAINTENANCE: £1,024.34 PA



Floorplan

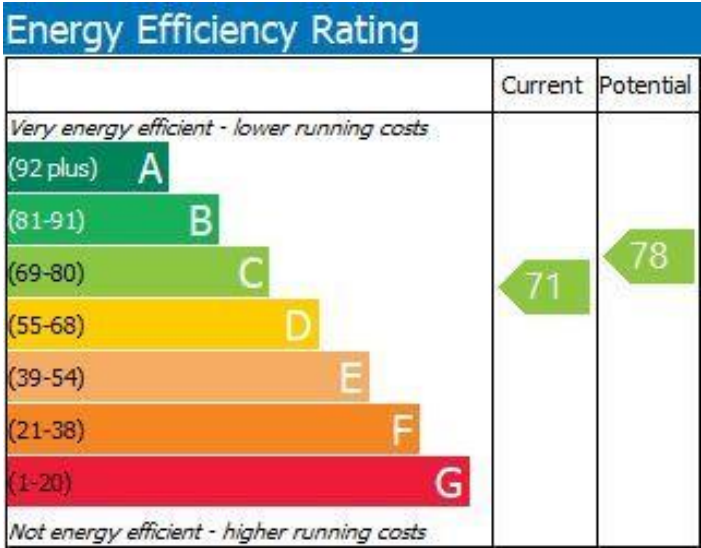
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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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.
4775/SJ/3CROWPOI/MMXXV0623

Council Tax Band: B



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