



Keymer Road

Hassocks, West Sussex, BN6 8QL

MARCHANTS

Keymer Road

The property comprises a three bedroom maisonette converted from a Georgian property in a conservation area in the centre of Keymer Village. This individual property has features including a roof terrace for outside entertaining, modern shower room, good size living room and a kitchen/breakfast room.

£320,000

MARCHANTS

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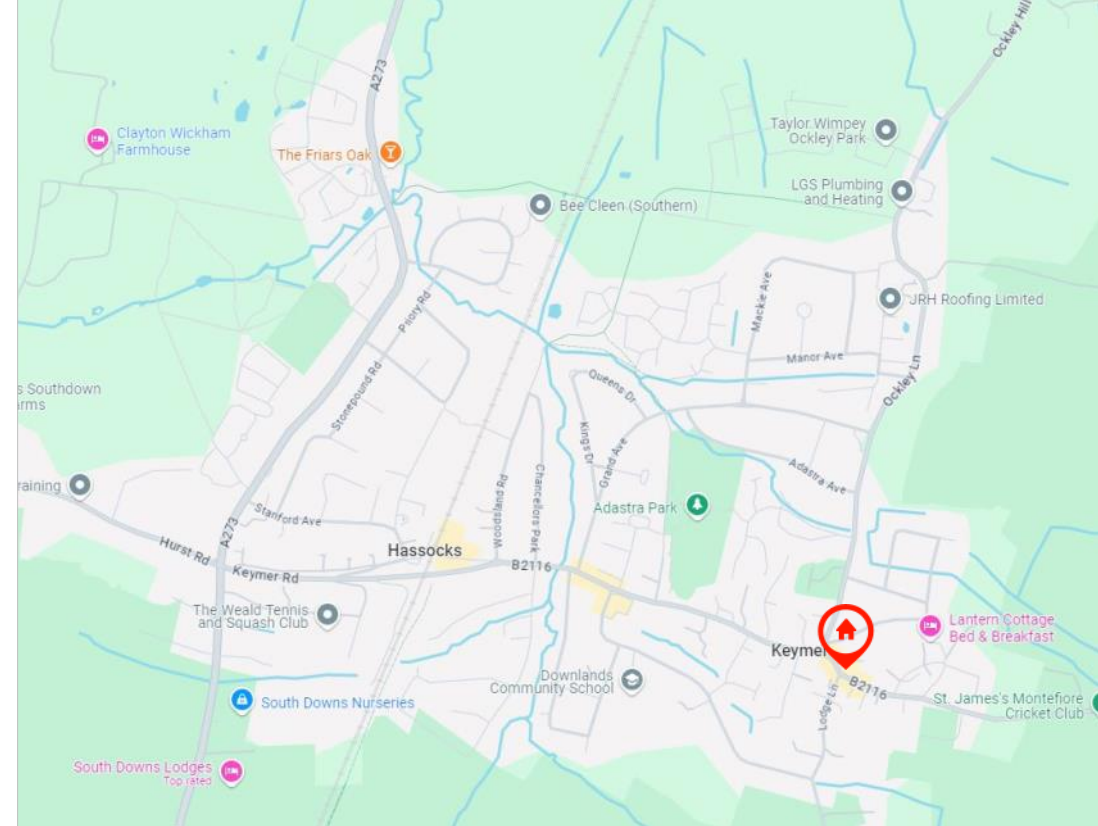
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Features

- Unique Maisonette
- Three Bedrooms
- Leasehold Property
- Kitchen/Breakfast Room
- Pleasant Roof Terrace
- Investment Opportunity
- Village Centre Location
- No Onward Chain



View of The South Downs from nearby fields, Hassocks.



Location

Keymer Road leads from Hassocks to nearby Ditchling and is close to a village Inn, convenience store, café and fish & chip shop whilst Hassocks to the west is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre, nurseries 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 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 (0.6 miles)
- Burgess Hill (2.8 miles)
- Brighton (8.8 miles)
- Gatwick Airport (24.7 miles)

Accommodation

Front door to **ENTRANCE LOBBY** LVT flooring, radiator, high level shelf and coat rack, full height meter cupboard, stairs rising to;

First floor **LANDING** Hatch to loft

LIVING ROOM A good size room overlooking period buildings. Radiator, recessed downlights, sash window, roller blind, TV point.

KITCHEN/BREAKFAST ROOM A double aspect room fitted with cream shaker style furniture comprising an L-shaped granite worktop with inset one and a half bowl ceramic sink with mixer taps. Range of base cupboards, drawers, wall mounted cupboards, bottle store, pull-out larder store and full height cupboard housing a 'Bosch' gas fired central heating boiler. There is a spacious island breakfast bar with an oak block top having cupboards and drawers under. Radiator, LVT flooring, additional skylight window, appliances include 'Zanussi' electric oven and microwave oven, 'Electrolux' gas hob, 'Miele' fridge freezer, 'Miele' washing machine, 'Zanussi' dishwasher and 'Miele' tumble dryer. Recessed downlights, a pair of double-glazed doors open onto Roof terrace.

BEDROOM ONE Enjoying a view of period buildings and Wolstenbury Hill. Sash Window, radiator, roller blind, TV point, recessed downlights, LVT floor.

BEDROOM TWO A double bedroom with radiator, recessed downlights, two Roman blinds, PVCu double glazed window.

BEDROOM THREE Enjoying a view of period buildings. Sash window, radiator, shelf unit, TV point, roller blind.





SHOWER ROOM Fitted with a white suite comprising a glazed shower enclosure with fully ceramic tiled walls and thermostatic shower. Cupboard unit incorporating a ceramic wash basin with mixer taps, close coupled W.C., ladder style towel warmer, ceramic tiled floor, medicine cabinet, frosted window, extractor, recessed downlights.

Garden

ROOF TERRACE Having a ceramic tiled floor, screening wall on two sides and a trellis fence to the other side.

Concrete area to the **FRONT** for parking.

Additional Information

PETS: TBC

LEASE: Lease 79 Years remaining but in process of extending.

GROUND RENT: £200 per annum

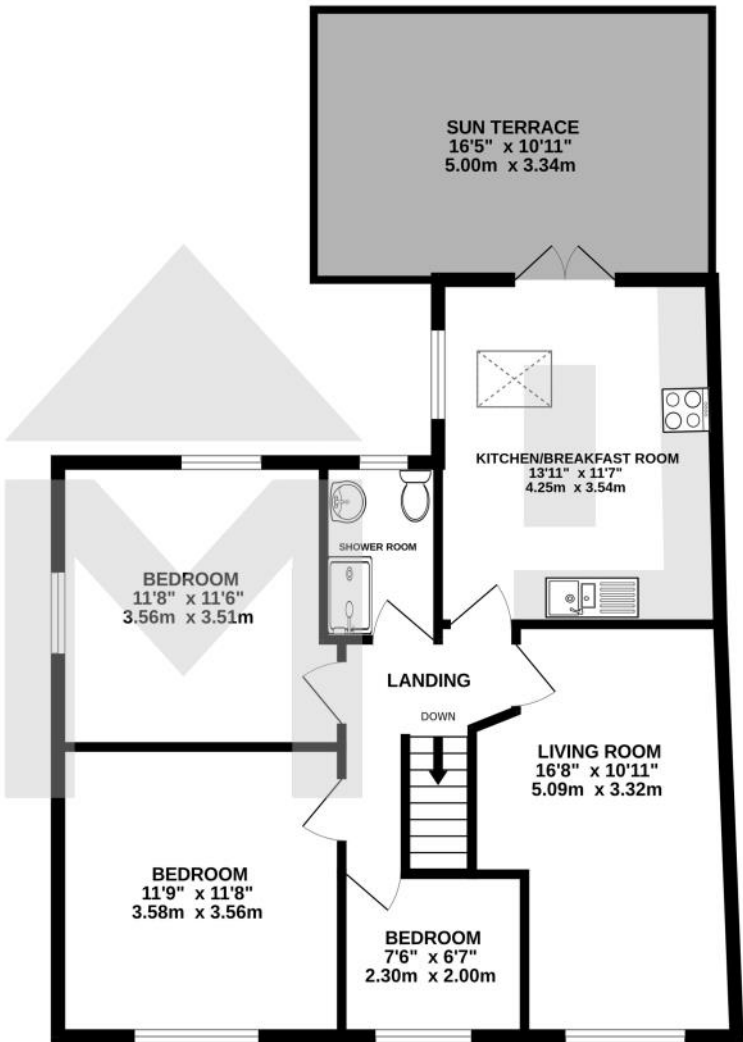
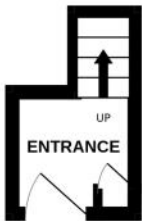
MAINTENANCE: 50% cost of maintenance contribution to building

This property is in a conservation area.

Floorplan

GROUND FLOOR
33 sq ft. (3.1 sq m.) approx.

1ST FLOOR
722 sq ft. (67.0 sq m.) approx.

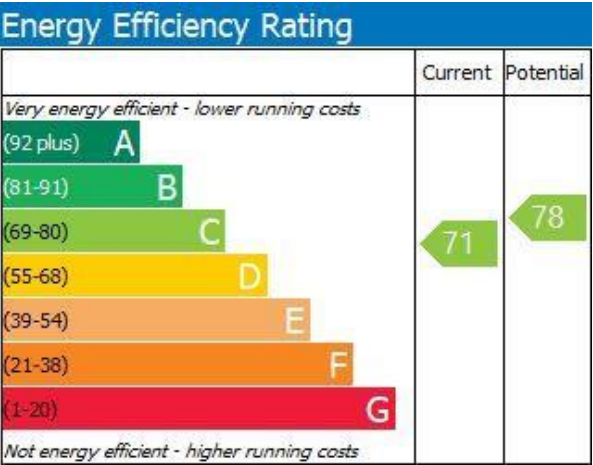


TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

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.
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Council Tax Band: C



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