



Langridge Vale

Hassocks, West Sussex, BN6 8FW

MARCHANTS

Langridge Vale

A fantastic opportunity to acquire a two-bedroom mid terrace house in the 'Mapleford' style which is the largest two bedroom style on the development. Beautifully presented, the property includes integrated appliances, open plan living area, two designated parking spaces with EV charging point, double glazed throughout and a south facing rear garden. An ideal purchase for investors and first time buyers, a true 'turnkey' property.

OIRO £400,000

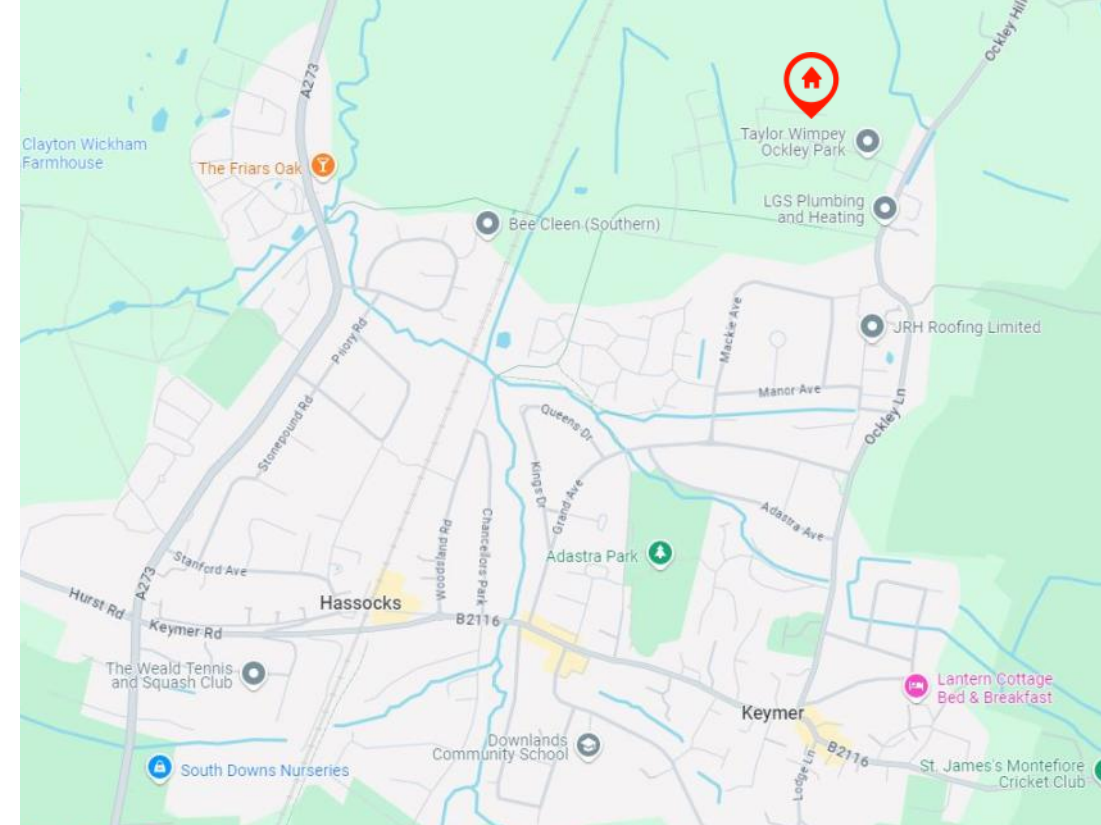
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Features

- New Build Property (2024)
- Mid Terrace House
- Energy Efficient Home - EPC 'B'
- South Facing Rear Garden with Additional Gated Access
- Integrated Appliances Included
- Main Bedroom with En Suite
- Two Designated Parking Spaces
- Remainder of 10 Year NHBC Warranty



Location

Ockley Park is a brand new development proving to be a lovely community with open green spaces and community park, an ideal family environment. Well positioned pathways link the community to Hassocks village centre which 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. 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 (1.2 miles)
- Burgess Hill (1.9 miles)
- Brighton (9.6 miles)
- Gatwick Airport (18.5 miles)



The nearby community park which has pathway links to nearby residential areas and village centre beyond.

Accommodation

Paved walkway to composite door with glazed panel, and glazed side panel. Outside courtesy light.

ENTRANCE LOBBY 'Amtico' luxury vinyl flooring throughout the ground floor, built-in coat cupboard with consumer unit. Radiator, recessed downlights.

CLOAKROOM AND UTILITY ROOM 'Roca' close coupled toilet, 'Roca' pedestal hand basin with mixer tap over, ceramic tiling to splash areas and ceramic tiled display shelf over, built-in base cupboards with integrated 'Zanussi' washer/dryer with laminate worktop over and built-in shelving. Recessed downlights.

Open plan into **KITCHEN** A good range of base and wall mounted cabinetry and drawers with a pull-out larder mechanism, and 'Ideal Logic Combi ESP135' boiler in wall cupboard. Laminate worksurfaces, inset one and half bowl stainless steel sink and drainer with mixer tap over. Built-in 'Zanussi' oven with four burner gas hob and extractor. Integrated 'Zanussi' fridge freezer, and 'Zanussi' dishwasher.

LIVING ROOM/DINING AREA A south aspect, PVCu French doors with opening side panels leading out onto the patio and garden. Television and internet connection and radiator.

Stairs rising to **FIRST FLOOR**. Spacious landing area, built-in storage cupboard with slatted shelf. Hatch to loft.





PRINCIPAL BEDROOM A double bedroom with a front aspect, radiator, double built-in wardrobes with sliding doors and inside courtesy light and feature panelled wall, T.V. connection.

EN SUITE A white suite comprising 'Roca' close coupled toilet, 'Roca' pedestal hand basin with HiB Verve LED lit mirror cabinet with bluetooth integrated speaker and charging points above. Glazed shower enclosure with thermostatic apparatus over, ladder style towel warmer, ceramic tiling to splash back areas, recessed downlights and luxury vinyl flooring.

BEDROOM TWO A double room with a south aspect, radiator, T.V. connection.

FAMILY BATHROOM A white suite comprising 'Roca' close coupled toilet, 'Roca' pedestal hand basin with HiB Sound LED lit mirror cabinet with integrated charging points and wireless charging pad above, panel enclosed bath and shower apparatus with glazed screen. Ladder style towel warmer, ceramic tiles to splashback areas, luxury vinyl flooring and recessed downlights.



Garden and Patio Area

FRONT GARDEN Paved communal walkway and narrow border with low level shrubs, wall mounted meter cupboard.

PARKING Two designated parking bays, one with a 'Pod Point' EV Charger.

REAR GARDEN Paved patio and pathway to rear gate with walkway to the front of the property. Garden mainly laid to lawn, outside electric point and tap, wooden storage shed on paved base.

Additional Information

- Remainder of **10 Year NHBC Warranty** (expires 18/06/2034).
- **Development management company:** 'It's your Place'.
- **Communal Charges:** £171.40pa.
- **White goods:** 1 year warranty (from 19/06/2024).
- **Boiler:** 2 year warranty subject to annual service (from 19/06/2024).
- **Council Tax Band:** C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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.

4646/9LAN/SJ/BAG/MMXXV0822



GROUND FLOOR

Living/Dining Area

4.78m x 4.51m max. 15'9" x 14'10" max.

Kitchen

4.02m x 2.45m 13'2" x 8'0"



FIRST FLOOR

Bedroom 1 max.

3.73m x 3.22m 12'3" x 10'11"

Bedroom 2 max.

4.51m x 2.75m 14'10" x 9'0"

2 BEDROOM HOME, TOTAL 864 sq ft / 80.3m²

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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