



**Crown Point House**

**Woodsland Road, Hassocks, West Sussex, BN6 8HT**

**MARCHANTS**



# Crown Point House

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A centrally located, second (top) floor flat with access to communal gardens and own garage. Features include two double bedrooms, large double aspect living room with Juliette balcony, kitchen with appliances. Ideally situated close to local amenities and main line railway station. The property is offered with no onward chain.

**OIEO £290,000**

**MARCHANTS**

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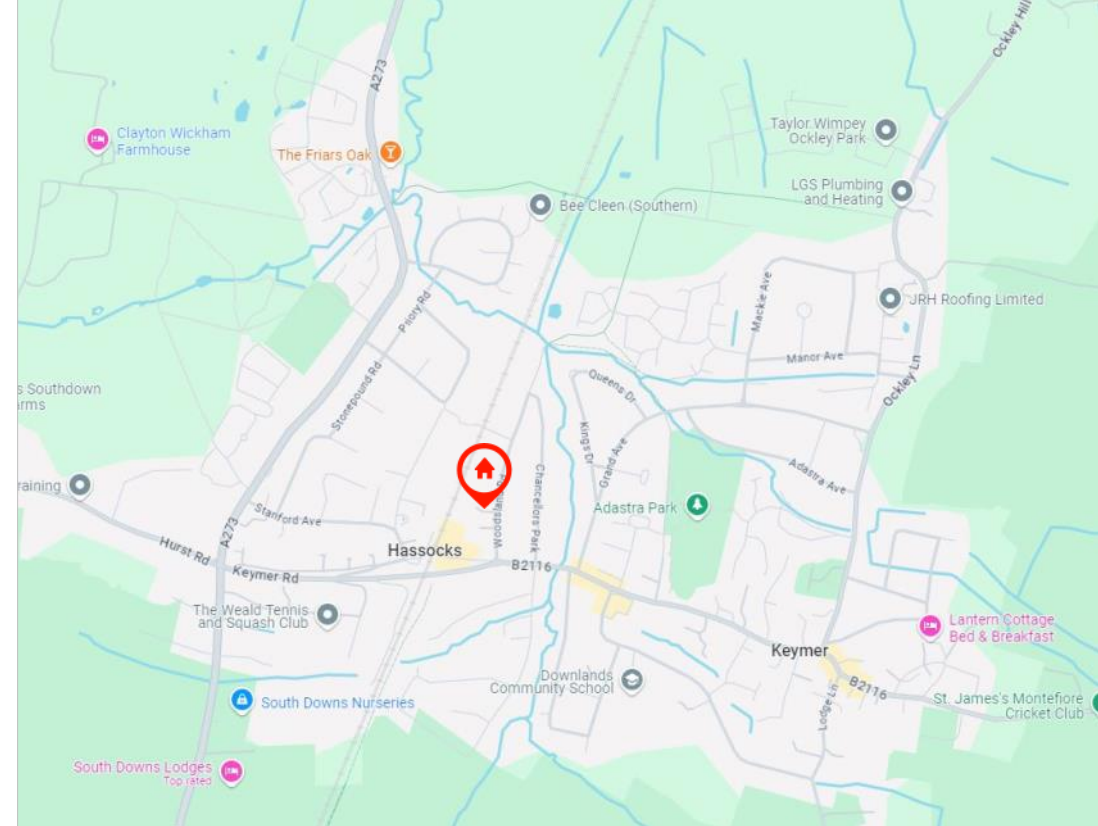
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## Features

- Second Floor Flat (Top)
- Two Double Bedrooms
- Newly Installed Double Glazing (2025)
- Share Of Freehold
- Bathroom plus Cloakroom
- Garage plus Visitor Parking
- Close to Amenities & Station
- No Onward Chain



Adastra Park, Hassocks.



## 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

Communal **ENTRANCE HALL** with intercom and post tray, stairs rising to second floor.

Flat entrance door to; L shaped **HALLWAY** entry phone, fitted wall mirror, built in coat cupboard with electric meter and fuse box, further built in airing cupboard with water cylinder and slatted shelving, room thermostat, radiator.

**CLOAKROOM** A white suite comprising W.C., and wash basin, ceramic tiled floor, automatic extractor.

**LIVING ROOM** A bright double aspect room, enjoying a pleasant view of mature trees and shrubs. Two radiators, electric fire on a polished stone hearth, three wall lights, fitted Venetian blinds, double glazed patio doors with an external wrought iron balustrade.

**KITCHEN** Enjoying a pleasant view over the communal grounds. Fully fitted kitchen furniture comprising generous worktops, stainless steel, one and a half bowl sink with mixer taps. Range of base and wall mounted cupboards. 'Baxi' gas fired boiler. Appliances include a 'Beko' gas cooker, 'Bosch' fridge/freezer, and 'Bosch' washing machine. Radiator, ceramic tiled splashback, laminate flooring.

**BEDROOM ONE** Pleasant view of the South Downs. Radiator, triple fitted wardrobe, fitted Venetian blinds.

**BEDROOM TWO** View of communal garden and Victorian 'Ice House'. Radiator, double fitted wardrobe.

**BATHROOM** A white suite comprising bath with mixer tap, 'Bristan' electric shower and pivoting glass shower screen over. Pedestal wash basin, W.C., radiator, medicine cabinet, fully ceramic tiled walls and floor.







## Communal Gardens & Parking

**GARAGE** Number 14 in a block at the rear of the development. Up and over door.

**COMMUNAL GARDENS** surround the block with areas of mature shrubs.

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

## Additional Information

**PETS:** Not Allowed

**LEASE:** 144 years remaining (189 from 1980)

**GROUND RENT:** Not applicable.

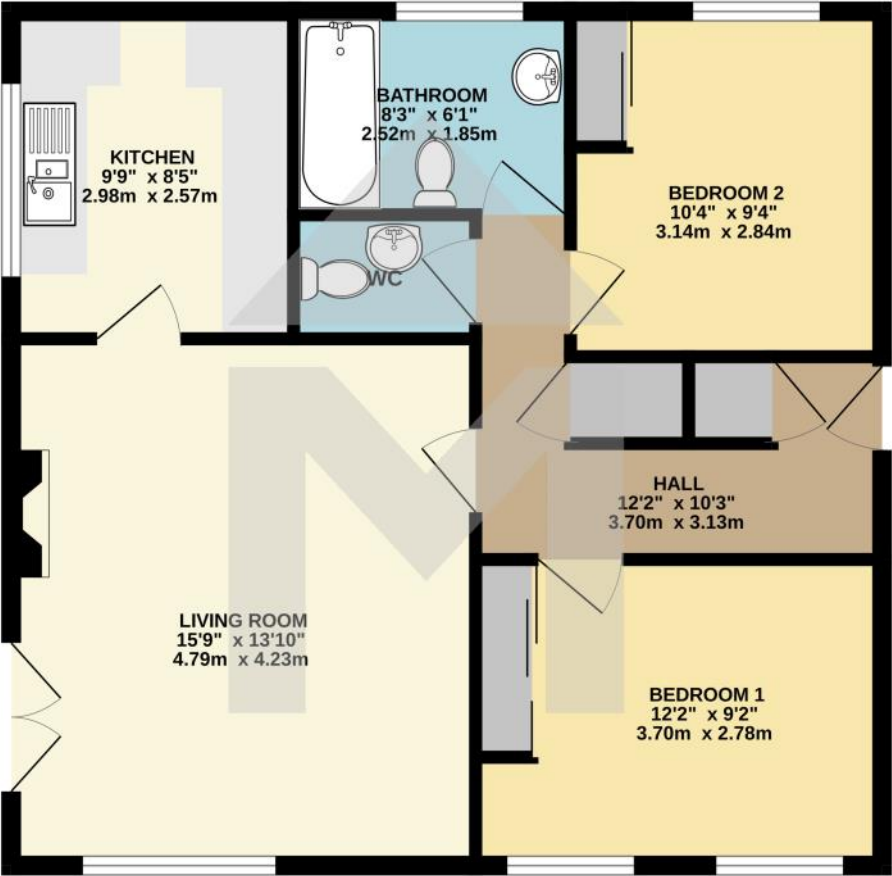
**MAINTENANCE:** £1,135.00 PA (Includes Garage combined)

**N.B.** The property also benefits from current EICR (expires 20/01/2028) & Landlords Gas Safety (expires 31/10/2025)



Floorplan

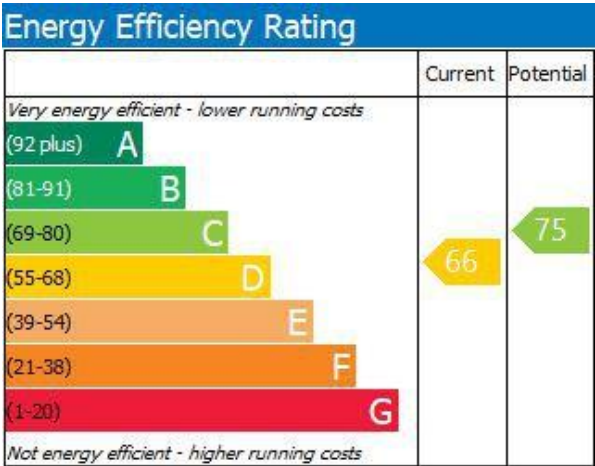
CROWN POINT HOUSE  
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 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.  
Made with Metropix 62023

**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.  
4720/SJ/BAG/MMXXV0717

Council Tax Band: B



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