



Barton Way

Hassocks, West Sussex, BN6 8FR

MARCHANTS

Barton Way

A beautifully presented nearly new second (top) floor flat having a lovely view of communal grounds with a backdrop of the South Downs. Other features include two double bedrooms, ensuite shower room, open plan living room/kitchen, luxury bathroom, carport plus additional allocated parking space.

£300,000

MARCHANTS

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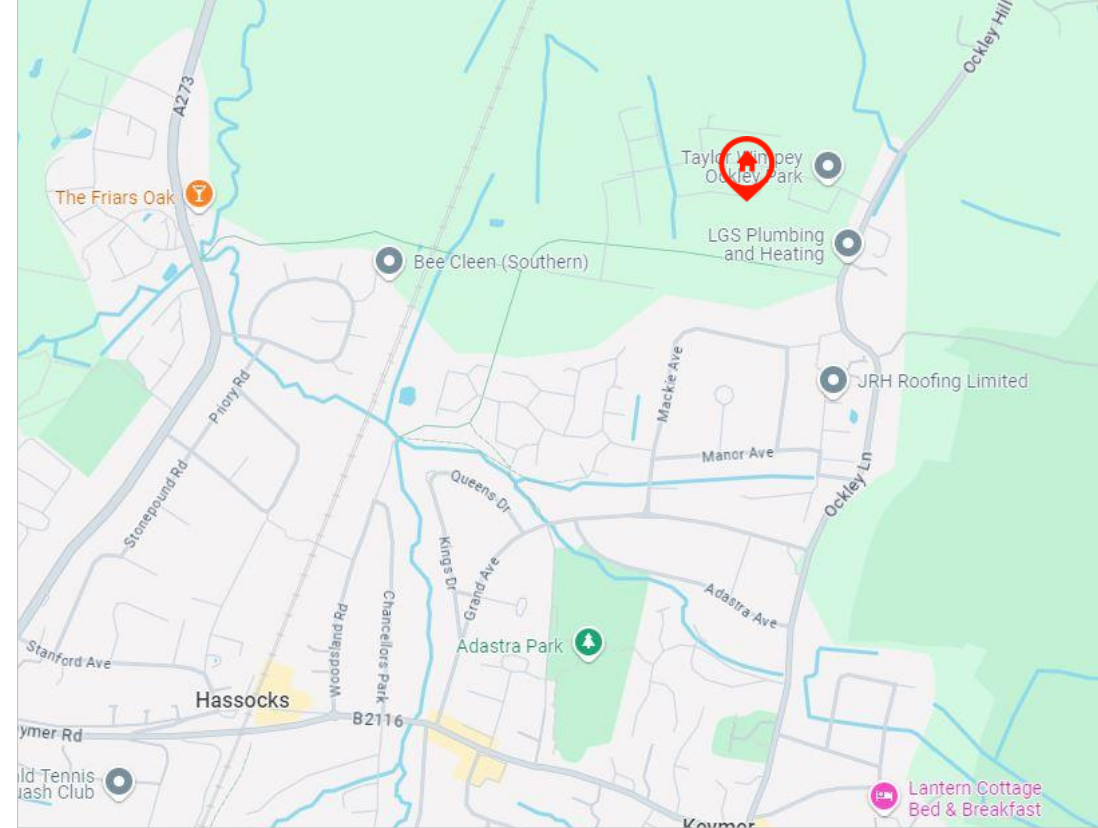
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Features

- Top Floor Leasehold Flat
- Open Plan Kitchen/Living/Dining Area
- Two Double Bedrooms
- Two Bathrooms
- Stunning View of The South Downs
- Entry Phone System
- Carport plus Allocated Parking Space
- Remainder of 10 year NHBC



View of the flat from the nearby play area, Ockley Park.



Location

Barton way is on the southern edge of Ockley Park which is a new development by Taylor Wimpey. This flat is in a prime position in the block adjacent to expansive communal grounds. 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 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 (1.1 miles)
- Burgess Hill (1.8 miles)
- Brighton (9.5 miles)
- Gatwick Airport (18.4 miles)

Accommodation

Digital Entryphone unit. Front door to **COMMUNAL HALL** A carpeted area with stairs to the upper floors. Glazed door to residents parking area.

SECOND FLOOR Flat entrance door with security peephole. Spacious **HALLWAY** Wood effect LVT flooring, entry phone, digital central heating thermostat, double radiator, window with fitted Roman blind. Walk-in storage cupboard, built-in coat cupboard, hatch to loft.

OPEN PLAN LIVING/DINING AREA/KITCHEN A triple aspect room enjoying a fine view over the communal grounds with a backdrop of the South Downs. Wood effect LVT flooring, in the **Living Room** there are two double radiators, TV points and sky connection, double glazed door with a Juliet balcony. **Dining Area** there is space for table and chairs. Fitted Roman blinds, the **Kitchen Area** is well fitted with textured white cabinetry comprising an 'L' shaped work surface with inset one and a half bowl stainless steel sink, base cupboards and drawers under. Range of wall cupboards (with mood lighting under) one of which houses a 'LOGIC' gas Combi boiler for central heating and domestic water. 'Zanussi' appliances include an electric fan assisted oven with an additional grill/oven over, gas hob with concealed extractor over, dishwasher, washing machine and fridge freezer. Recessed ceiling downlights.

BEDROOM ONE A double bedroom having a lovely view as from the living room. Radiator, fitted Roman blind, carpeted floor, door to;

EN SUITE SHOWER ROOM With a white suite comprising a generous shower enclosure with a thermostatic shower and enclosed by glass screen & sliding door. Pedestal wash basin, W.C., ladder style towel warmer, wood effect LVT flooring, ceramic tiled splash areas, recessed downlights, automatic extractor fan.





BEDROOM TWO Another double bedroom enjoying a similar view to the living room. Radiator, fitted Roman blind, carpeted floor, point for a wall mounted TV.

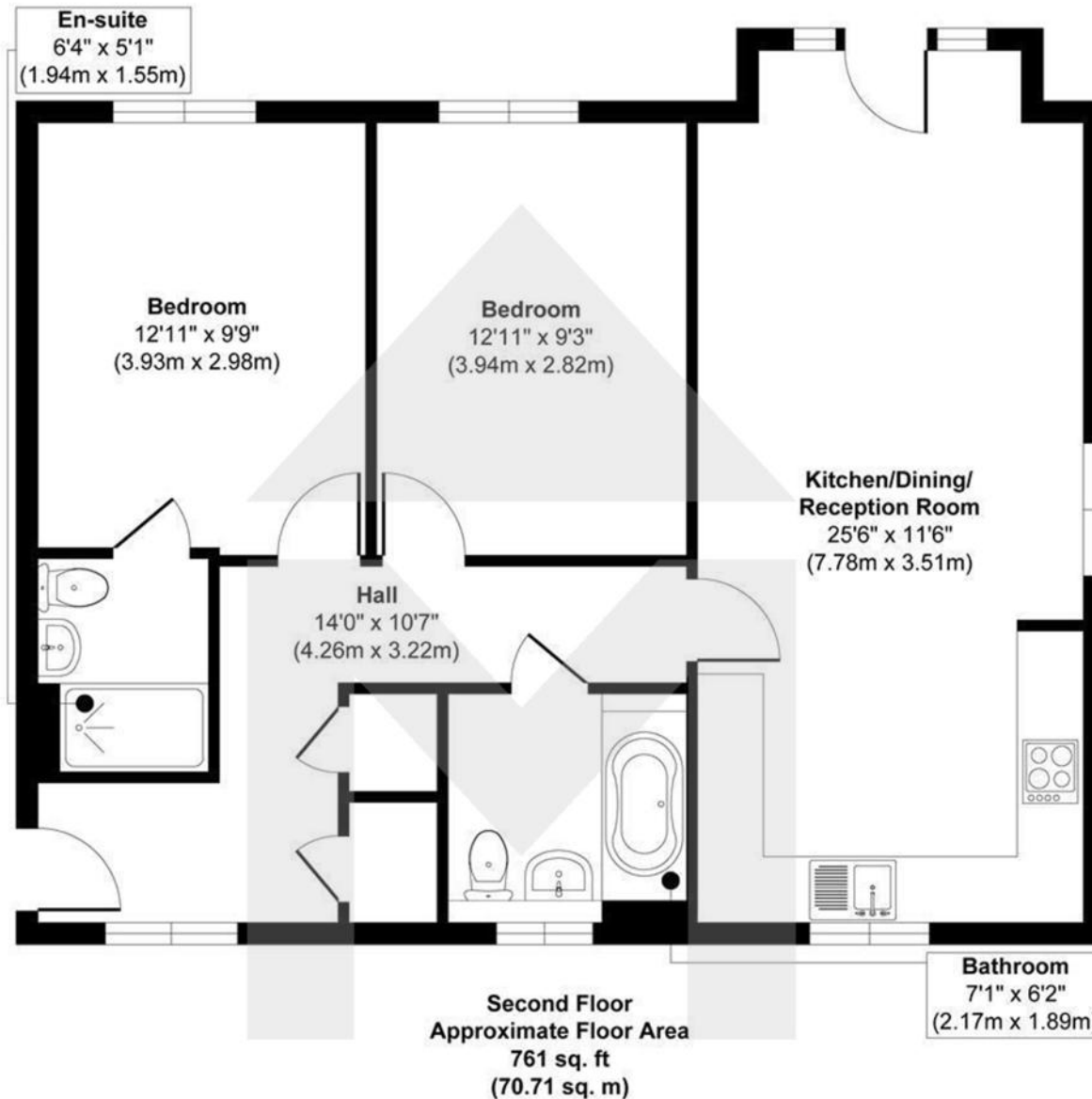
BATHROOM Ceramic tiled walls and fitted with a white suite comprising bath with mixer taps, thermostatic shower and folding shower screen over, pedestal wash basin, W.C., ceramic tiled toiletry shelf, ladder style towel warmer, electric shaver point, wood effect LVT flooring, fitted Roman blind, extractor fan, recessed ceiling downlights.

Parking

Carport with additional allocated parking space.



Floorplan



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.

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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Additional Information

PETS: Allowed with permission.

LEASE: 999 year lease from 2023.

GROUND RENT: Not applicable.

MAINTENANCE: £1,542pa (2025) including building insurance.

DEVELOPMENT MANAGEMENT COMPANY:
'It's your place.'

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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