



St Annes Gardens

Keymer, Hassocks, West Sussex, BN6 8RA

MARCHANTS

St Annes Gardens

A two double bedroom first (top) floor flat, with uninterrupted stunning views of The South Downs from the sitting room and balcony. Features includes PVCu double-glazing, Garage and off-street parking area for residents and visitors. A recently regenerated block of flats, with well-maintained communal gardens with clothes drying facility for residents' use. The flat has the benefit of a share of the freehold.

£280,000

MARCHANTS

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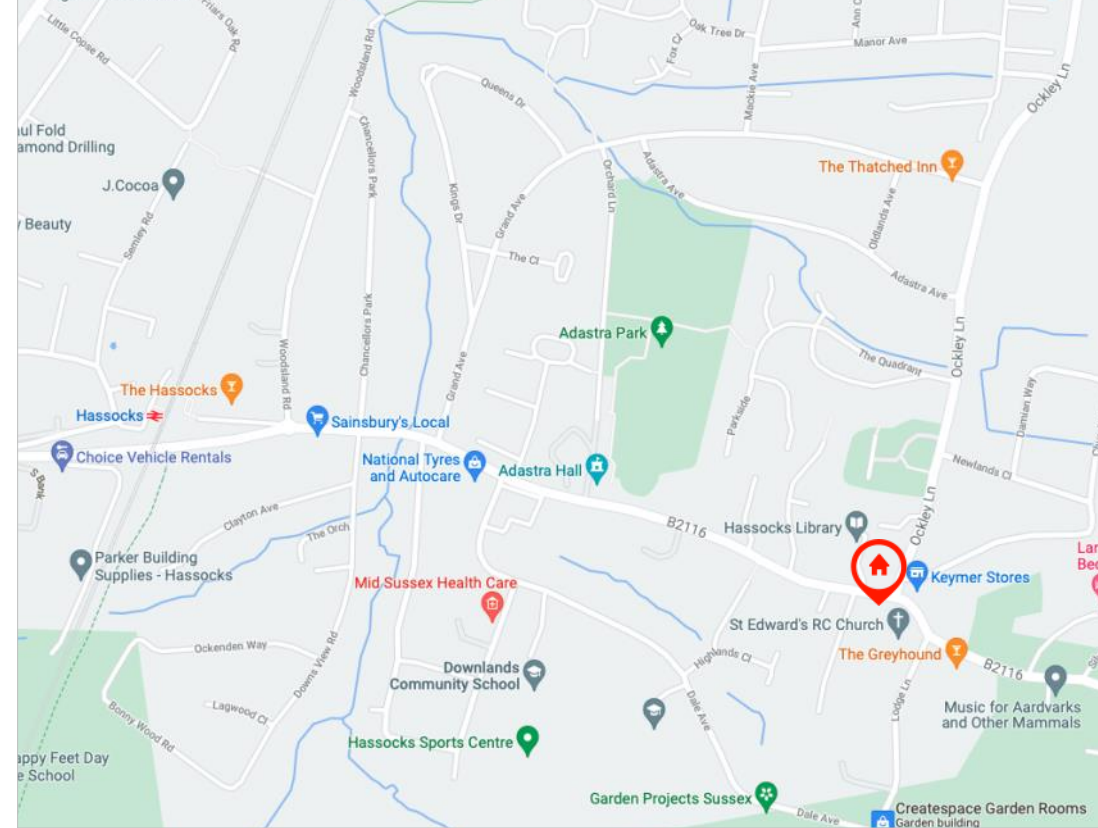
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Features

- Stunning Views of The South Downs
- Modern Glass Balcony
- Two Double Bedrooms
- Garage in Block
- Own Entrance Door
- Visitors Parking
- Share of Freehold
- No Onward Chain



Stunning views of The South Downs from the property balcony.



Location

St Annes Gardens lies just off the Keymer Road, in the centre of Keymer opposite a small group of shops and with a village pub close by.

Hassocks provides a variety of facilities, including shops, a sub-post office, Sainsbury's Local, Budgens supermarket, 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 timetables).

- Keymer Shops (0.05 miles)
- Hassocks Station (0.6 miles)
- Brighton (8.9 miles)
- Gatwick Airport (22.0 miles)

Accommodation

PVCu part glazed entrance door to **ENTRANCE LOBBY** Stairs leading to:

FIRST FLOOR

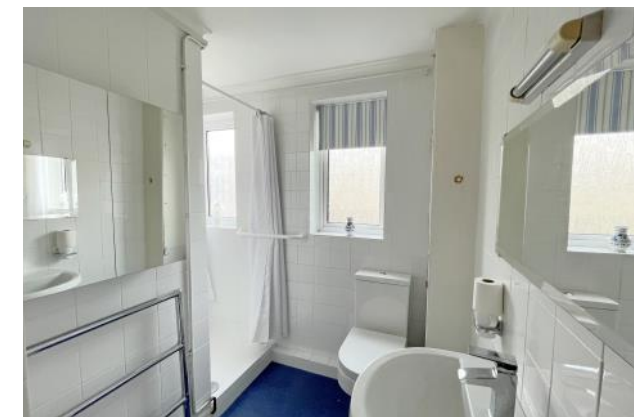
A 'Marley' folding door at the head of the stairs opens into:

HALLWAY With a built-in coat cupboard housing electric consumer unit and meter.

SITTING ROOM A south facing room with uninterrupted stunning views of open countryside, two radiators, serving hatch from kitchen, TV point, PVCu double glazed picture window and a matching door opening onto;

SUN BALCONY A south facing full width balcony, providing a stunning uninterrupted view of The South Downs and Jack and Jill Windmills. The balcony, with resin floor and a modern glass and stainless-steel balustrade.

KITCHEN A bright double aspect room (south and west) having a fine view to The South Downs. PVCu double glazed windows. Wooden farmhouse style kitchen furniture comprising a range of eye level and floor mounted units with drawers, laminate worktop over and inset stainless steel sink and drainer with mixer tap, spaces for fridge freezer, freestanding gas cooker and washing machine. Serving hatch to lounge/diner. Ceramic tiling to splash back area and vinyl flooring. Built in storage cupboard housing 'Baxi 400' boiler and 'Potterton' programmer for heating and hot water.





BEDROOM ONE A double room of good proportion, two PVCu double glazed windows with a view to Keymer Parade, radiator.

BEDROOM TWO A double room of good proportion, one PVCu double glazed window with a view to Keymer Parade, radiator.

SHOWER ROOM Two PVCu double glazed windows with obscure glass, a white suite comprising pedestal hand basin and close coupled toilet, walk in shower with 'Triton' electric shower and apparatus over, and shower curtain. Mirror fronted medicine cabinet, ladder style towel warmer, fully ceramic tiled walls, non-slip resin floor. Built in storage cupboard housing hot water cylinder and slatted shelf over.

Communal Garden & Parking

GARAGE (Number 4) in the left-hand block.

COMMUNAL GARDENS Attractive grounds, lawned open planned area, and a rotary washing line for residents' use

Residents and visitors **PARKING AREA.**

Additional Information

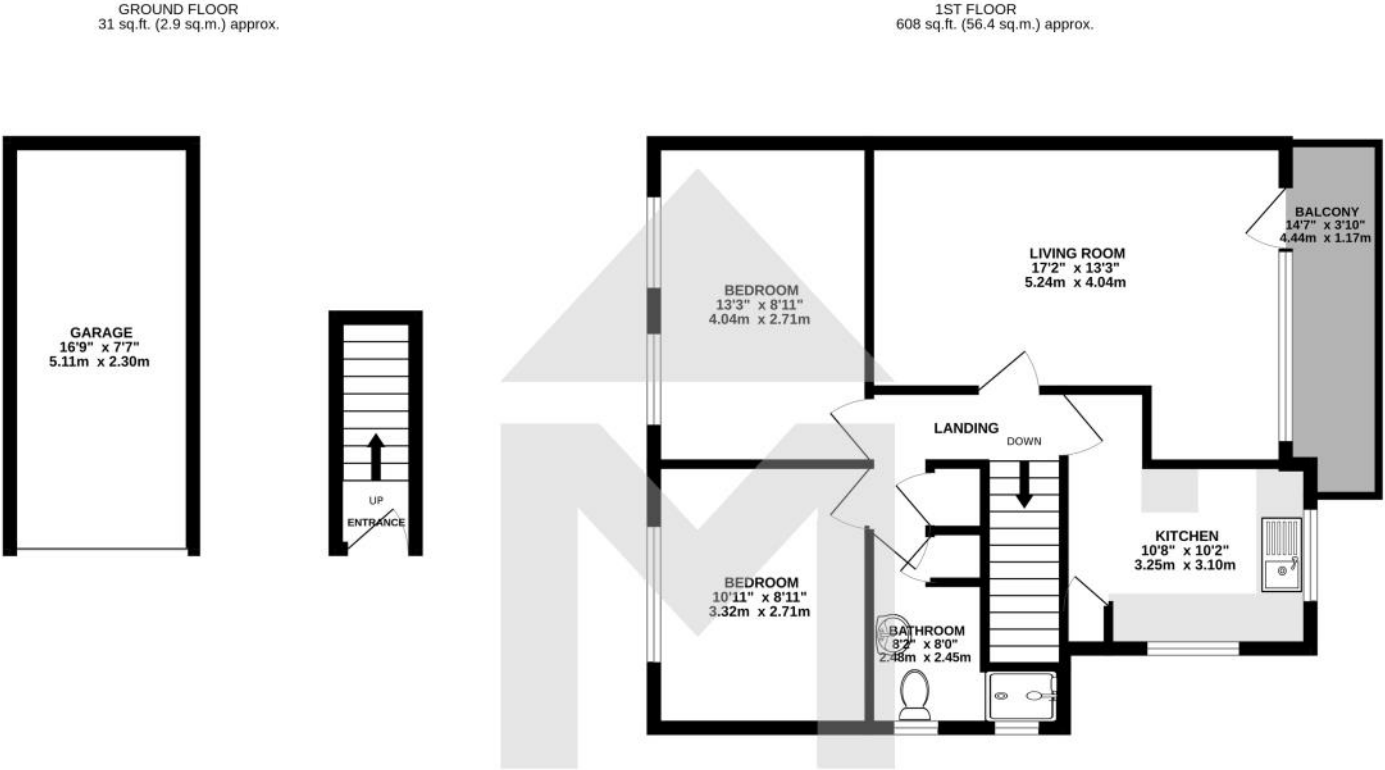
LEASE 999 years from 1st June 1969.

GROUND RENT Not applicable.

MAINTENANCE £100pcm for the flat which includes building insurances and £10.00pcm for the garage.



Floorplan



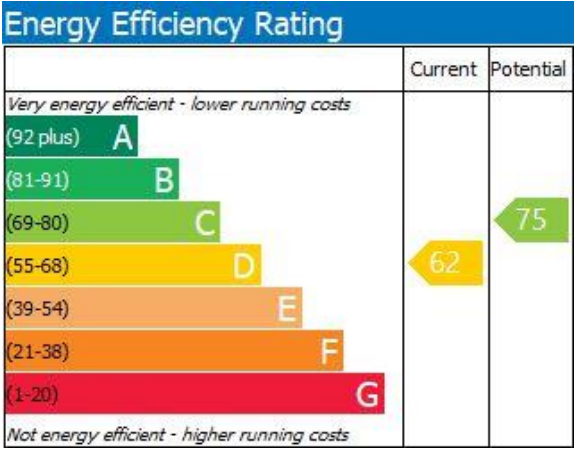
TOTAL FLOOR AREA : 639 sq.ft. (59.3 sq.m.) approx.

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.
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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.
4436/4STAN/SJ/BAG/MMXXIII1203

Council Tax Band: C

Energy Efficiency Rating: D



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