



## Parklands Road, Hassocks

Guide Price  
£300,000  
Leasehold

- TWO BEDROOM APARTMENT
- PRIVATE GARDEN
- POTENTIAL TO EXTEND STAP
- LONG LEASE
- PRIVATE LOFT SPACE
- EXTERNAL STORAGE

\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

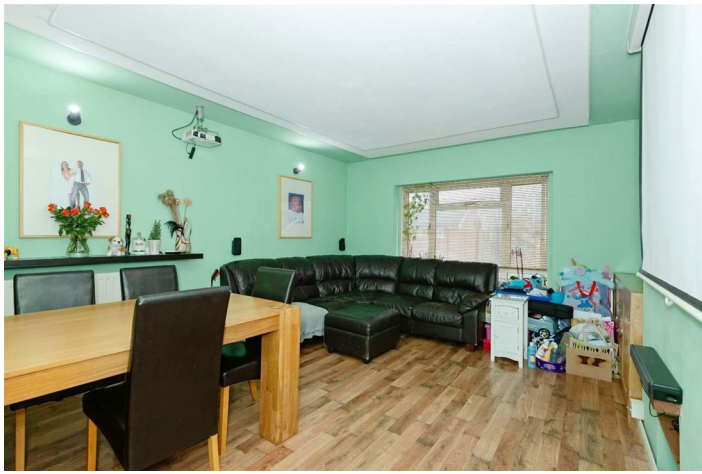
Robert Luff & Co are delighted to bring to market this two bedroom apartment situated on the top floor of this modern block. Conveniently located on Parklands Road in the heart of the village, this property is ideally positioned near shops, schools, and just a quarter mile away from the mainline station, making it perfect for commuters.

Hassocks offers a comprehensive array of shopping options, a post office, and excellent primary and secondary schools, all within half a mile. Additionally, the Hassocks mainline railway station, located within the same distance, provides swift and frequent services to London (Victoria/London Bridge in 55 minutes), Gatwick International Airport, and the South Coast (Brighton in 10 minutes). Accommodation offers; Living room, separate kitchen, two double bedrooms, bathroom and separate toilet. Other benefits include; private loft space, potential to extend STAP, long lease, external storage and a private garden

T: 01273 921133 E:  
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## Accommodation

### AGENTS NOTES

Tenure: Leasehold: Remainder Of A 999 year Lease

Maintenance Fee: £731.03

Ground Rent: £10

EPC Rating: C

Council Tax Band: B

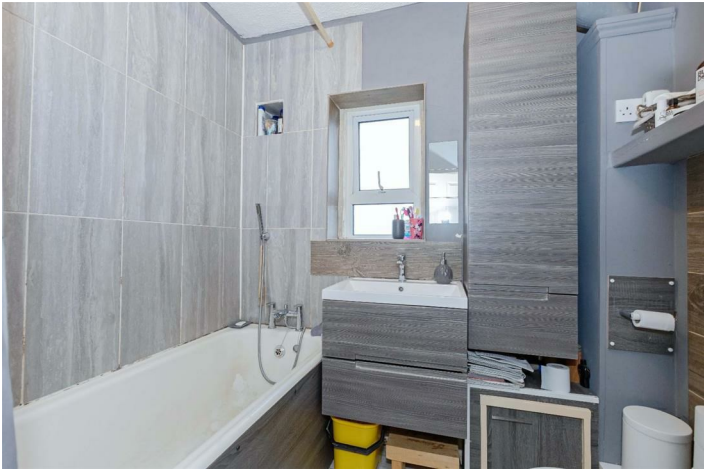


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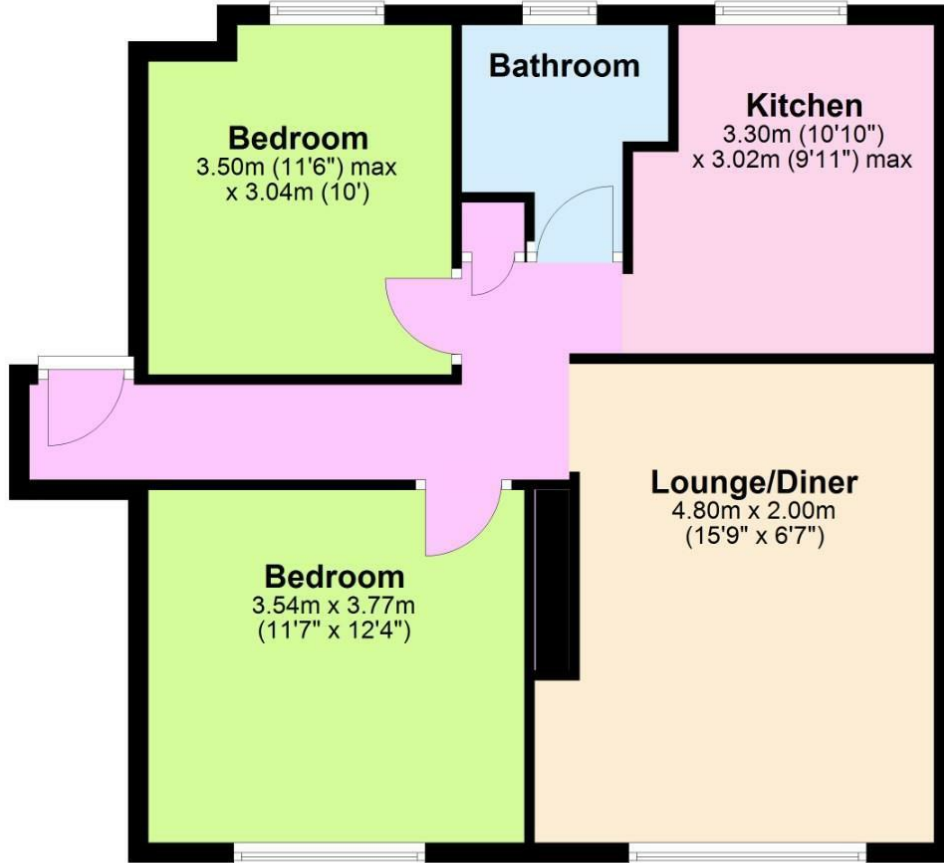
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### Floor Plan

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.