



Asking Price  
**£240,000**  
 Share of Freehold

## High Street, Hassocks

- TWO DOUBLE BEDROOM • TOP FLOOR FLAT
- ALLOCATED OFF STREET • SHARE OF FREEHOLD PARKING
- NO ONWARD CHAIN

\*\*\*GUIDE PRICE: £250,000 - £275,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious two bedroom flat forming the top floor of this unique Public House conversion. Located in the heart of Ditchling, the High Street offers everyday and specialist shops, art and craft galleries and pubs. St Margaret's Church and Ditchling Museum are nearby as is the village hall, the centre of activity for many societies catering for a wide variety of interests. The main line railway station at Hassocks is about 2 miles and Brighton and the South Coast are approximately 8 miles. Gatwick Airport can be reached by car in approximately half an hour.

Accommodation offers; Living room, separate kitchen, two double bedrooms and a bathroom. Other benefits include; a share of freehold, no onward chain, allocated parking and potential to make bigger subject to necessary planning.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

Entrance

Stairs Leading To Top Floor

Living Room 19'6" x 10'8" (5.95 x 3.26)

Kitchen 12'2" x 5'2" (3.71 x 1.60)

Bedroom One 14'4" x 11'6" (4.39 x 3.53)

Bedroom Two 12'3" x 11'2" (3.75 x 3.42)

Bathroom

Allocated Parking

### Agents Notes

Tenure: Share Of Freehold

Maintenance Fee's: As & When

EPC Rating: TBC

Council Tax Band: C

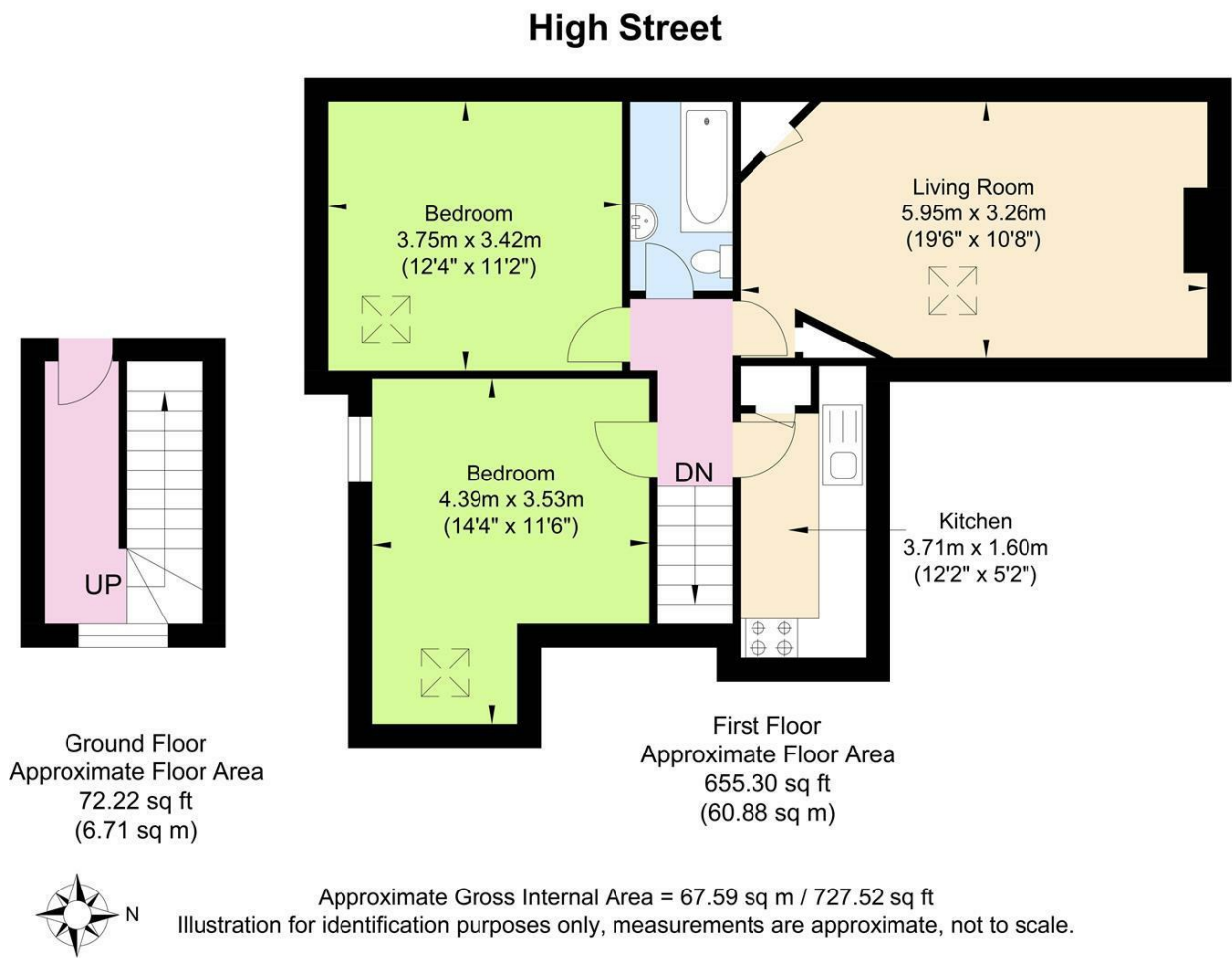


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.