



Connells

The Sycamores Brighton Road
Hooley

The Sycamores Brighton Road Hooley CR5 3EF

for sale guide price
£280,000



Positioned within The Sycamores development, this modern first floor apartment presents an excellent opportunity for those seeking well-balanced accommodation in a well-connected setting. The development itself comprises just twelve apartments, arranged across two attractive low-rise blocks, creating a sense of exclusivity and a strong community atmosphere among residents.

Once inside, a well-proportioned hallway provides a practical layout with access to all rooms.

The heart of the home is the spacious and inviting open plan living, dining, and kitchen area. A standout feature of this space is the large bay window, which allows natural light to flood in, creating a warm and uplifting ambiance throughout the day. The living and dining zones offer ample room for both relaxing and entertaining, while the kitchen is well-appointed with modern cabinetry, and plentiful countertop space for food preparation.

The property offers two good-sized bedrooms, including a comfortable double bedroom with space for freestanding furniture, and a versatile second bedroom, which could serve as a generous single room, a guest room, or an ideal home office. The modern family bathroom is tastefully finished with contemporary fittings and a neutral décor.

Externally, the apartment benefits from residents parking at the front of the development, along with space to accommodate guests, whilst to the rear, residents can enjoy a beautifully maintained communal garden, laid mainly to lawn.



Entrance Hallway

Kitchen/Dining & Living Room

18' 4" Into box bay window x 17' 3" Into kitchen area (5.59m Into box bay window x 5.26m Into kitchen area)

Bedroom One

14' 1" x 8' 8" (4.29m x 2.64m)

Bedroom Two

12' 10" x 8' 2" (3.91m x 2.49m)

Bathroom

8' 5" x 5' 10" (2.57m x 1.78m)

Outside

Residents Parking

Lawned Communal Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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43 Station Road
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EPC Rating: D

Council Tax
 Band: D

Service Charge:
 2600.00

Ground Rent:
 250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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