



**Connells**

Fitzjohn Court Keymer Road  
Hassocks



### Property Description

Strictly for over 55's only and with manager on site.

Situated adjacent to Budgens Supermarket, this first floor flat may be accessed by stairs or lift and is approximately half a mile from Hassocks station. Hassocks provides a variety of facilities, including shops, a building society, a sub-post office (within McColls Convenience Store), Sainsbury's Local, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London, Gatwick Airport and the south coast

### Communal Hall

Stairs and lift to accommodation.

### Hallway

Secure entry phone system, storage cupboard, airing cupboard, electric heater, fitted carpet.

### Lounge

15' 11" into bay x 11' 5" ( 4.85m into bay x 3.48m )  
Double glazed bay window to side, electric fire with surround, electric heater, fitted carpet.

### Kitchen

8' 2" max x 6' 11" max ( 2.49m max x 2.11m max )  
A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, stainless steel sink/drainer, built in electric hob, built in electric oven, space for fridge/freezer, vinyl flooring.

### Bedroom

10' 11" x 9' 5" ( 3.33m x 2.87m )  
Double glazed window to rear, fitted wardrobe, electric heater, fitted carpet.

### Bathroom

Panel enclosed bath with shower attachment, low level w.c., pedestal wash basin, extractor fan, electric towel rail, vinyl flooring.

### **Communal Area**

With lounge, conservatory and laundry area.

### **Communal Garden**

A South facing garden being mainly laid to lawn.

### **Parking**

The property benefits from residents and visitors parking.





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](http://www.focalagent.com)



To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BGH404984](http://connells.co.uk/Property/BGH404984)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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