



Connells

9 Station Cottages Station Approach West
Hassocks

9 Station Cottages Station Approach West Hassocks BN6 8JE

for sale offers in excess of
£230,000



Property Description

Offered to the market with no onward chain!!

Located close to Hassocks train station is this modern property, one of only two apartments tucked away yet centrally located offering excellent links to central London, Gatwick and the South Coast.

This really would be an ideal home for someone needing to commute.

Hassocks is just on the edge of the South Downs National Park with footpaths nearby, taking you to the top of the Downs, Ditchling, Hurstpierpoint and Burgess Hill are all within easy reach.

For a more cosmopolitan atmosphere the popular city of Brighton is a short drive or train journey away.

Entrance Hall

Double glazed door to front, stairs to first floor, access to loft, electric heater, fitted carpet.

Living / Dining Room

14' 4" into recess x 13' 5" (4.37m into recess x 4.09m)

Two double glazed windows to front, electric heater, fitted carpet.

Kitchen

9' 8" x 5' 7" (2.95m x 1.70m)

A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over, built in electric hob with cooker-hood over, built in electric oven, sink/drainer, space for fridge/freezer, integrated dishwasher, space for washing machine, electric heater, wood flooring.

Bedroom

14' 4" x 10' 1" (4.37m x 3.07m)

Two double glazed windows to rear, built in wardrobe, electric heater, fitted carpet.

Bathroom

Bath with shower over, wash basin, low level w.c., electric heater, extractor fan, tiled flooring.

Parking

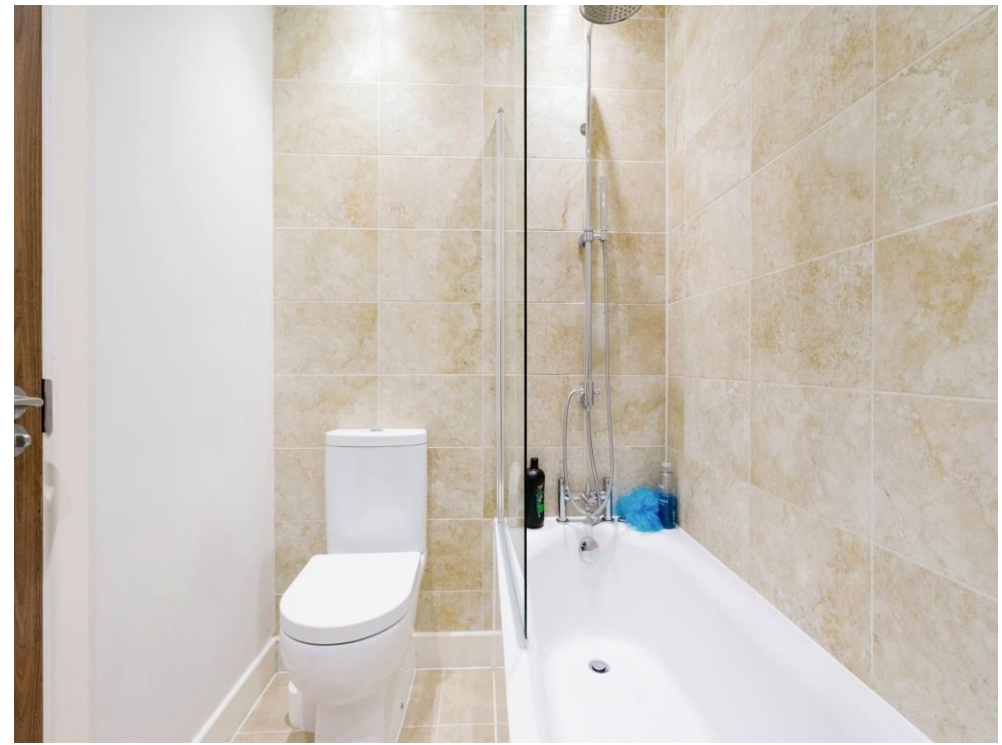
The property benefits from residents parking.

Hassocks Information

Hassocks is a village and civil parish in the Mid Sussex District of West Sussex, England. Its name is believed to derive from the tufts of grass found in the surrounding fields.

Located approximately 7 miles (11 km) north of Brighton, with a population of 8,319, the area now occupied by Hassocks was just a collection of small houses and a coaching house until the 19th century, when work started on the London to Brighton railway.

Until 2000 the site fell in two parishes, Clayton and Keymer; Hassocks was only the name of the postal district. It is said that with the advent of the railway in 1841 the two parish councils were given the opportunity of naming the new station but could not agree, and eventually the London, Brighton & South Coast Railway chose the station name 'Hassocks Gate'.





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

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EPC Rating: C

view this property online connells.co.uk/Property/BGH405158

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2014. Should you require 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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