



4 South Bank Lodge Brighton Road, Hassocks, BN6 9NH

£295,000

An opportunity to purchase this impressive light and spacious three bedroom first floor apartment.



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4 South Bank Lodge Brighton Road

Hassocks

The entrance is on the ground floor, this front door servicing only this apartment and one other. Stairs rise to the private front door opening into the good sized hallway with doors to all of the rooms. The entire apartment offers light and airy accommodation, solid wooden doors throughout, Velux windows to enhance the natural light, large windows and double doors in the sitting room. The kitchen/breakfast room is fitted with a range of cream wall and base units with contrasting worksurfaces, fitted 4-ring electric hob and oven, dishwasher, cupboard housing the 'Worcester' combination gas boiler and space for other appliances. The generous sitting room has double doors overlooking the front of the building. The master bedroom has an ensuite shower room with walk-in double shower. Steps lead to bedroom two which is a double and bedroom three a single (ideal as a child's room or home office). The family bathroom is fitted with a white suite.

To the outside of the property is easily accessed parking for each apartment and there is a communal garden. Other benefits include gas central heating, double glazed windows and doors.

Lease: 999 years from 2016

Maintenance: £900 per annum

Ground Rent: £75 per annum

For sale with vacant possession and no onward chain.



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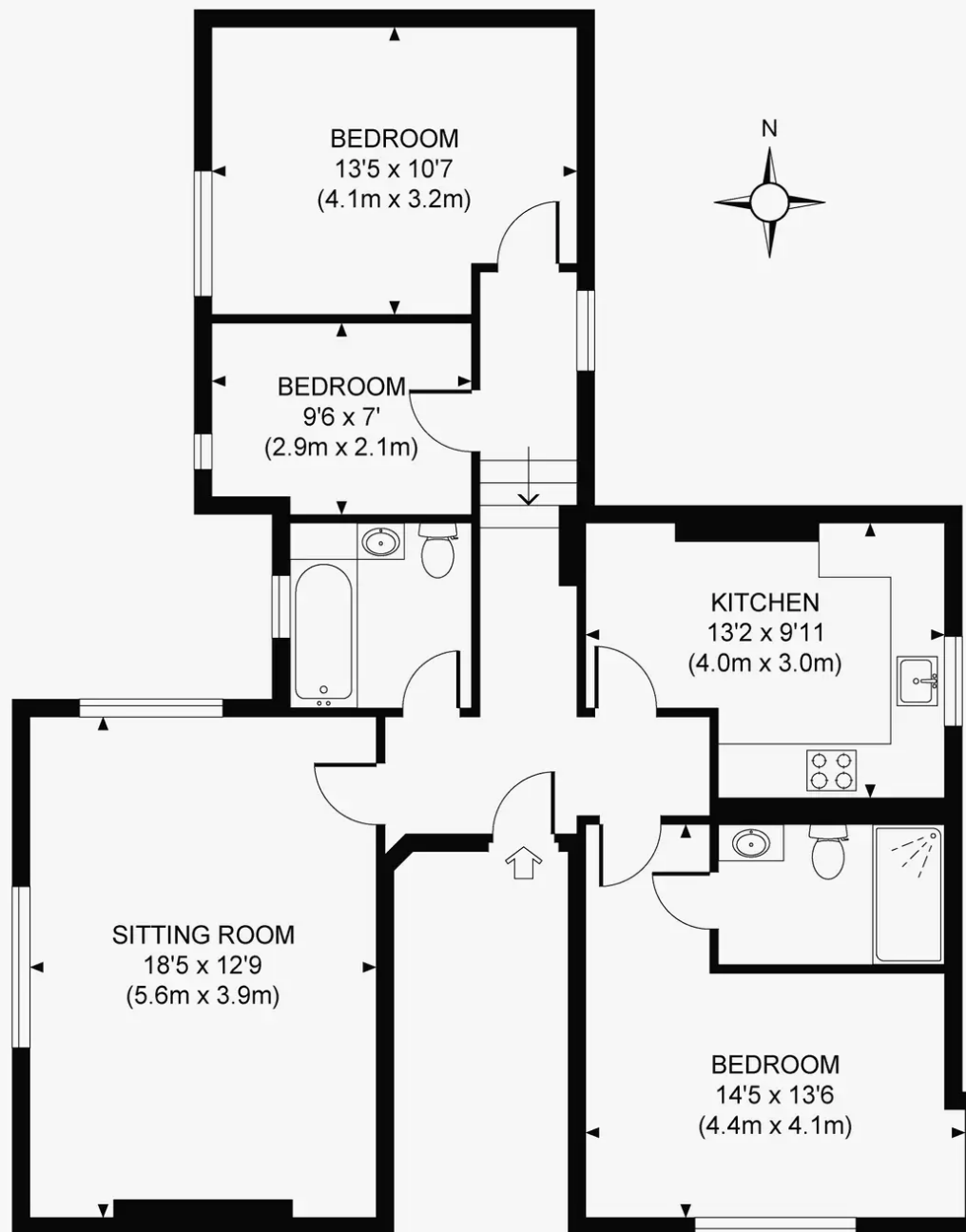
LOCATION South Bank Lodge is a previously converted care home just off of Brighton Road in close proximity of Hassocks mainline railway station and local shops. Hassocks station provides fast and frequent services to London (Victoria/London Bridge 55 minutes).

DIRECTIONS From our office in Hassocks village proceed West on the Keymer Road, over the mini roundabout and under the railway bridge, at the Stonepound Crossroads turn left heading south towards Pyecombe and take the left hand turn leading into the car park for the block.

- Spacious three bedroom first floor apartment conversion completed in 2016
- Private entrance with intercom for just two flats
- Fitted kitchen/breakfast room
- Master bedroom with ensuite shower room, two further bedrooms
- Generous sitting room with double doors
- Parking and communal garden
- Offered as vacant possession with no onward chain
- Council Tax Band: C / EPC Rating: D
- Brand new lease of 999 years in 2024
- Ground Rent: £75 per annum / Maintenance: £900.00 per annum



Approximate Gross Internal Area
918 sq ft / 85.2 sq m



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