







## Flat 6

Crown Point House, Woodland Road, Hassocks

A well-presented two bedroom ground floor apartment with South facing elevations forming part of this modern purpose built block close to the heart of the village and mainline railway station, offered as a vacant possession with no onward chain. This lovely ground floor apartment is arguably one of the best within this small purpose built development as it enjoys a sunny southerly aspect from the principal reception room and both of the two bedrooms. Bedroom one is a good size double with uPVC double glazed windows facing the South elevation providing a bright, sunny room with plentiful space for a bed and storage furnishings. Bedroom two is a good size single bedroom, also with uPVC double glazed window facing the South elevation providing another bright, sunny room.

Kitchen updated in 2014 featuring several useful features including an integrated fridge, integrated Hotpoint dishwasher, 4 ring gas hob, oven and extractor hood. There are a number of eye and base level cream storage units/drawers with quartz countertops and a wall-mounted Glow Worm combi boiler has been concealed in a cupboard too.

The living/dining room is a bright, spacious room with space for dedicated dining and living areas with a set of uPVC glazed double doors that lead out of the flat directly onto the communal gardens enjoying use of a patio area with a South facing aspect.





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The bathroom suite contains a separate bath, walk-in shower cubicle, low level w/c and basin. Fully tiled flooring and walls with extractor fan ventilation. The flat features two cupboards; one large storage cupboard suitable for coats, shoes and general appliances also housing the fuseboard. A separate utility cupboard can be found next to the bathroom with power sockets and plumbing in place for a washing machine with space for a tumble dryer above.

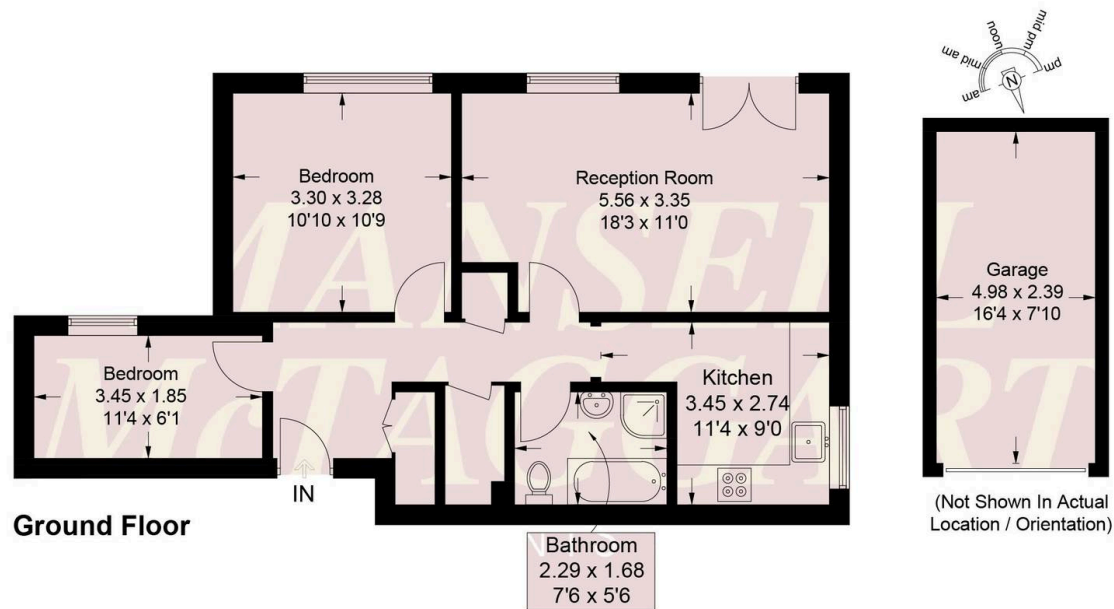
The development has beautifully kept and maintained communal grounds and has carpeted communal hallways, there is an entry telephone system on the communal front door for additional security.

Outside there is ample residents and visitor parking, plus our apartment has one of the garages in the small compound to the rear of the block (no.6) opposite the original Victorian Ice house that still sits within the communal grounds.

Reasonable annual maintenance charge of £1024.34 per annum includes buildings insurance, plus a further £60.24 per annum for garage maintenance. Managed by Jonathan Rolls Property and Estate Management, 244 Eastern Road, Kemp Town, Brighton, BN2 5TA Tel:01273 684997

**Council tax band B – Energy performance rating C**





Approximate Gross Internal Area = 646 sq ft / 60.0 sq m  
 Garage = 129 sq ft / 12.0 sq m  
 Total = 775 sq ft / 72.0 sq m

Illustration for identification purposes only,  
 measurements are approximate, not to scale. © Mansell McTaggart 2021

## Mansell McTaggart Hassocks

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