



Sussex Road

Chapeltown, Sheffield, S35 2XP

Offers In The Region Of £170,000

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- STUNNING TWO DOUBLE BEDROOM PENTHOUSE
- NO UPWARD CHAIN
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING/DINER
- MODERN FIXTURES AND FITTING
- CLOSE TO AMENITIES AND LOCAL TRAIN STATION

- OVER 55S DEVELOPMENT
- LIFT TO ALL FLOORS
- LARGEST APARTMENT IN THE BLOCK
- ALLOCATED OFF ROAD PARKING
- COUNCIL TAX BAND B

Sussex Road

Chapelton, Sheffield, S35 2XP

Offers In The Region Of £170,000



Welcome to Sussex Road, Chapelton - the perfect location for this impressive property. This large 2 double bed penthouse apartment is situated in an over 55s development, offering a peaceful and serene living environment yet located right in the hub of Chapelton, walking distance from an array of local amenities and the local train station, benefiting from good public bus routes, only a few minutes drive from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

As you step inside, you'll be greeted by contemporary fixtures and fittings that exude elegance and style, a sizeable open plan living/kitchen/dining area, perfect for entertaining guests or simply relaxing, the largest apartment on the complex it boasts generous dimensions throughout, tasteful decor, the well kept communal gardens are a delightful addition, offering a tranquil outdoor space to enjoy a morning coffee or just for a breath of fresh air and with no upward chain it is ready to move straight in!

Briefly comprising entrance hall, open plan living/kitchen/diner, master bedroom with ensuite shower room, further double bedroom and sleek main bathroom. Outside is a large residents car park with plenty of allocated parking.

Don't miss the opportunity to make this apartment your new home. Embrace the convenience of single storey apartment living combined with the convenience of the surroundings. Contact us today to arrange a viewing and experience the charm of this penthouse apartment for yourself.

ENTRANCE HALL

A roomy entrance hallway, drenched in natural light through two uPVC windows also boasting splendid views of the surrounding area, also providing a great cloakroom area. comprising inset spot lights, wall mounted radiator, alarm panel, secure intercom system, loft hatch and doors leading to all rooms.

LIVING AREA

20'3" x 13'1" (6.18 x 4)

An impressive, spacious open plan living area, plenty of room and options for layout of furniture in this room, flooded with natural light through a large dormer window and skylight over the kitchen area, a sleek light grey fitted media/storage wall gives a great focal point to the room and offers plenty of that added storage we all crave, also comprising inset spot lights, aerial point, telephone point, two wall mounted radiators and door leading to a large storage cupboard that also houses the plumbing for a washing machine. The room opens out into the kitchen, creating a great social space.

KITCHEN

A modern, generously sized kitchen area boasting an array of wood wall and base units providing plenty of storage space, contrasting black work surfaces, a handy addition of an island/breakfast bar, built in stainless steel one and a half bowl sink and drainer with matching mixer tap, built in stainless steel gas hob and electric oven, stainless steel extractor hood, integrated dishwasher, integrated tall fridge/freezer, inset spotlights, cream tiled flooring, and uPVC window. .

BEDROOM 1

12'3" x 12'1" (3.74 x 3.7)

A large, light and airy double bedroom benefiting from built in light wood wardrobes, inset spotlights, wall mounted radiator, aerial point, uPVC dormer window and door leading to the ensuite shower room.

ENSUITE

10'0" x 3'11" (3.06 x 1.2)

A contemporary shower room, tiled in calming, natural tones, comprising large glass shower cubicle with plumbed in shower, wall mounted white ceramic hand basin, white low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spotlights and tiled floor.

BEDROOM 2

12'2" x 12'1" (3.72 x 3.7)

A further good sized double bedroom, comprising fitted light wood wardrobes, inset spotlights, wall mounted radiator and uPVC dormer window.

BATHROOM

8'2" x 7'5" (2.5 x 2.27)

A stylish, generously sized main bathroom, tiled in serene natural tones, comprising large walk in glass shower cubicle with luxurious drench shower, white ceramic wall mounted hand basin, white low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spotlights and Velux window.

EXTERIOR

To the rear of the property are well maintained communal gardens, mainly laid to lawn with rotary washing lines, established hedges, blossoming trees and well stocked pots. The development offers a large car park with ample off road parking for all flats.

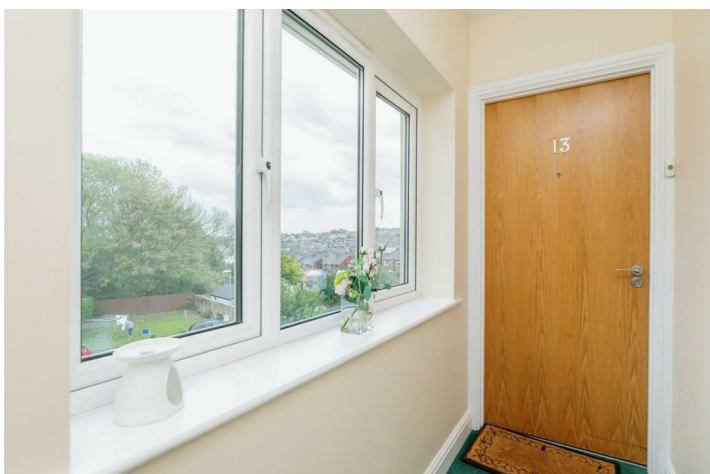
Floorplan



Total floor area 93.4 m² (1,006 sq.ft.) approx

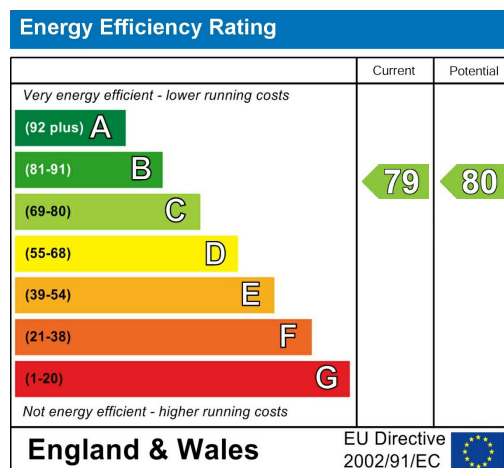
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







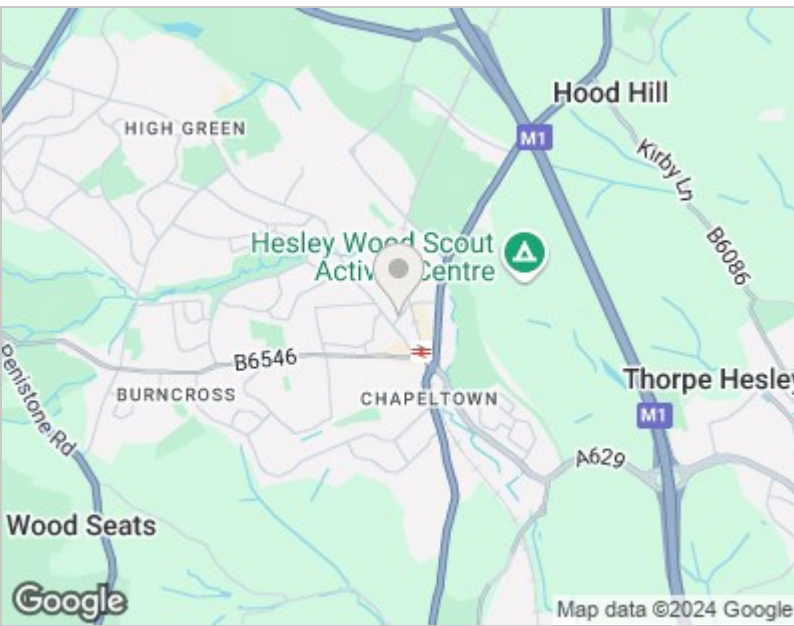
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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