



**Heron Tye**

**Parklands Road, Hassocks, West Sussex, BN6 8JU**

**MARCHANTS**

# Heron Tye

---

A one bedroom refurbished and well-presented flat, in a great location close to all amenities and within easy reach of the mainline station, countryside walks and Parklands Road Greenspace and allotments. Benefits include allocated parking and a communal garden.

**OIEO £200,000**

**MARCHANTS**

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: [info@marchantsestateagents.co.uk](mailto:info@marchantsestateagents.co.uk)

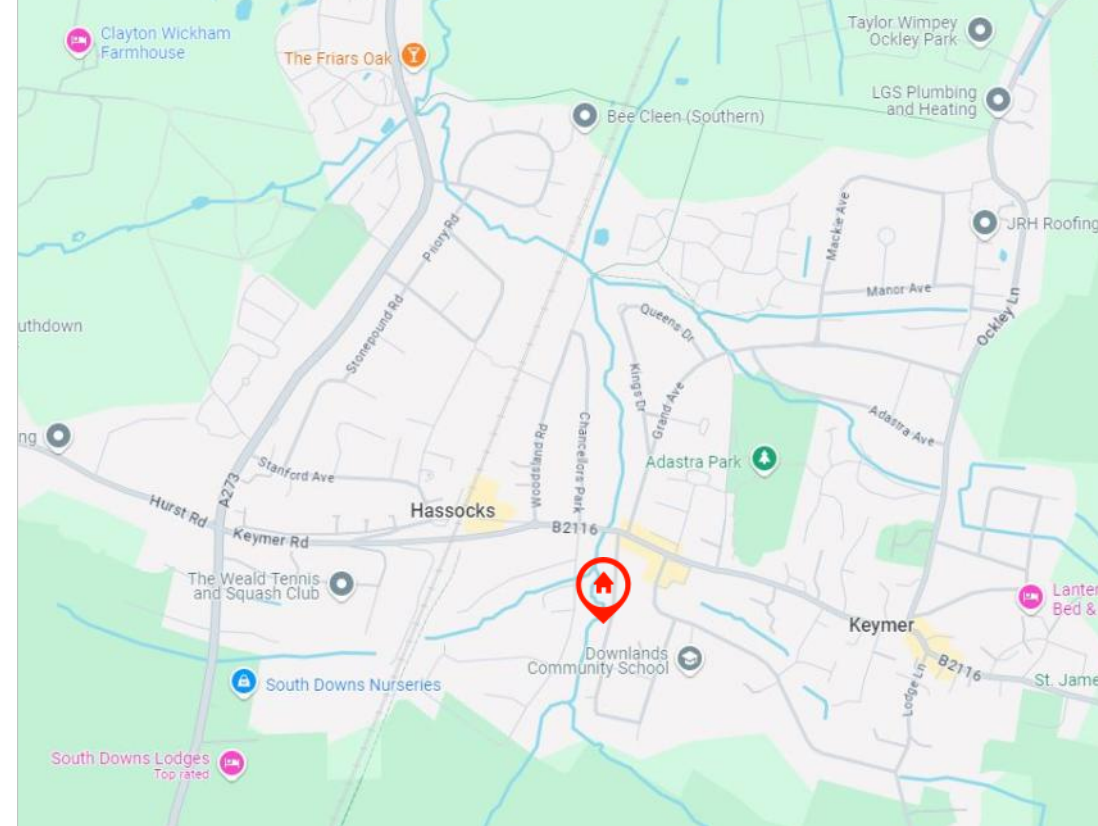
[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)

## Features

- One Bedroom Flat
- Refurbished (2024)
- Updated Electrics (2024)
- Allocated Parking Space
- Communal Garden
- Proximity to Amenities
- Near to Countryside
- Ideal First Home/Investment



Parkland Road Open Space Nearby



## Location

Heron Tye is a purpose built apartment block built circa 1970 situated mid-way along Parklands Road and is set amongst Edwardian and Victorian terraced homes.

Nestled beneath the South Downs, Hassocks is a vibrant village that provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre, nurseries and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

- Hassocks Station (0.3 miles)
- Burgess Hill (2.8 miles)
- Brighton (8.6 miles)
- Gatwick Airport (22.4 miles)

# Accommodation

**COMMUNAL ENTRANCE HALL** Internal stairs down to car port, and communal gardens with rotary airers for residents' use.

Stairs Rising to **FIRST FLOOR**. Door to:

**HALLWAY** A spacious area, built-in storage cupboard housing the hot water cylinder, further built-in storage with slatted shelving. Wall mounted cupboard housing the electric consumer unit.

**LIVING ROOM** A bright and spacious double aspect room, with a living area one end, and built in desks the other as a designated work from home space. 'Heatstore' radiator.

**KITCHEN** Refurbished summer 2024 with fitted cabinetry in a modern grey gloss finish to include wall, base units and drawers. Laminate worksurface over with inset composite one and half bowl sink, drainer and mixer tap over. Spaces for freestanding cooker with fitted extractor above, washing machine and fridge freezer. Metro style white wall tiles to splashback areas, extractor, obscured glass window.

**BEDROOM** A double bedroom with a rear aspect over the communal grounds, 'Heatstore' radiator.

**BATHROOM** A white suite comprising panel enclosed bath, mixer tap and 'Triton Zenica' electric shower and apparatus glazed shower screen. Pedestal hand basin, close coupled toilet. Ceramic wall tiling to splash back areas, vinyl floor tiles.





## Garden & Parking

**COMMUNAL GARDENS** Laid to lawn with flower and shrub borders, with a pleasant backdrop of mature trees. Two rotary clothes airers for residents' use.

**COVERED ALLOCATED PARKING SPACE**

## Additional Information

**COUNCIL TAX BAND:** B

**LEASEHOLD PROPERTY**


**MANAGING AGENT:** Harper Stone Ltd

**LEASE EXPIRY:** 25/03/2124 (97 years remaining)

**PETS:** Allowed with prior permission.

**GROUND RENT:** £39.60pa (paid per quarter)

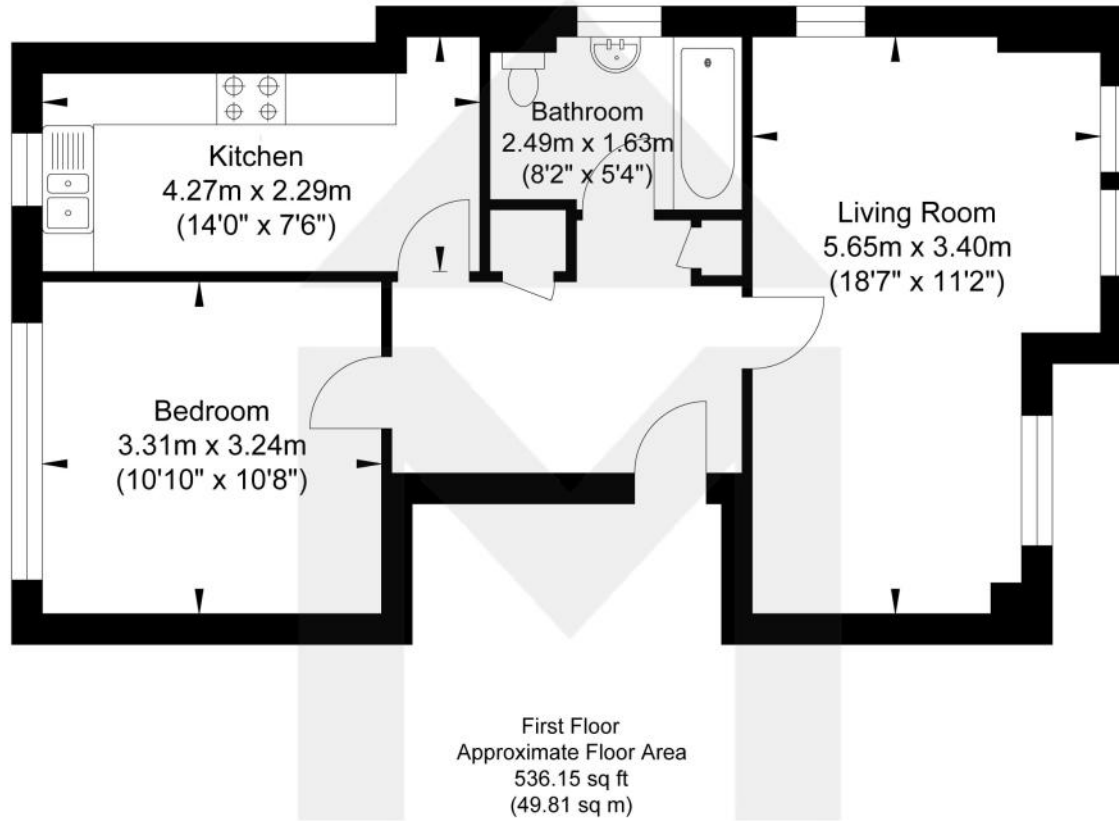
**MAINTENANCE:** £1,746.54pa

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>	65		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# Floorplan

**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.*  
**1473341/9HERTYE/SJ/MMXXVI0602**

## Parklands Road



Approximate Gross Internal Area = 49.81 sq m / 536.15 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

# MARCHANTS

01273 843333

[info@marchantsestateagents.co.uk](mailto:info@marchantsestateagents.co.uk)

[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)