



The Poplars

Hassocks, West Sussex, BN6 8PZ

MARCHANTS

# The Poplars

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A purpose built one bedroom ground floor flat with its own entrance and located within a small development in private communal grounds with greenspace of established shrubs and trees. Updated electrics & EICR in 2023. Allocated parking and visitors parking. With a mix of houses and flats', the development is managed by the residents and the grounds thoughtfully maintained.

**£225,000**

MARCHANTS

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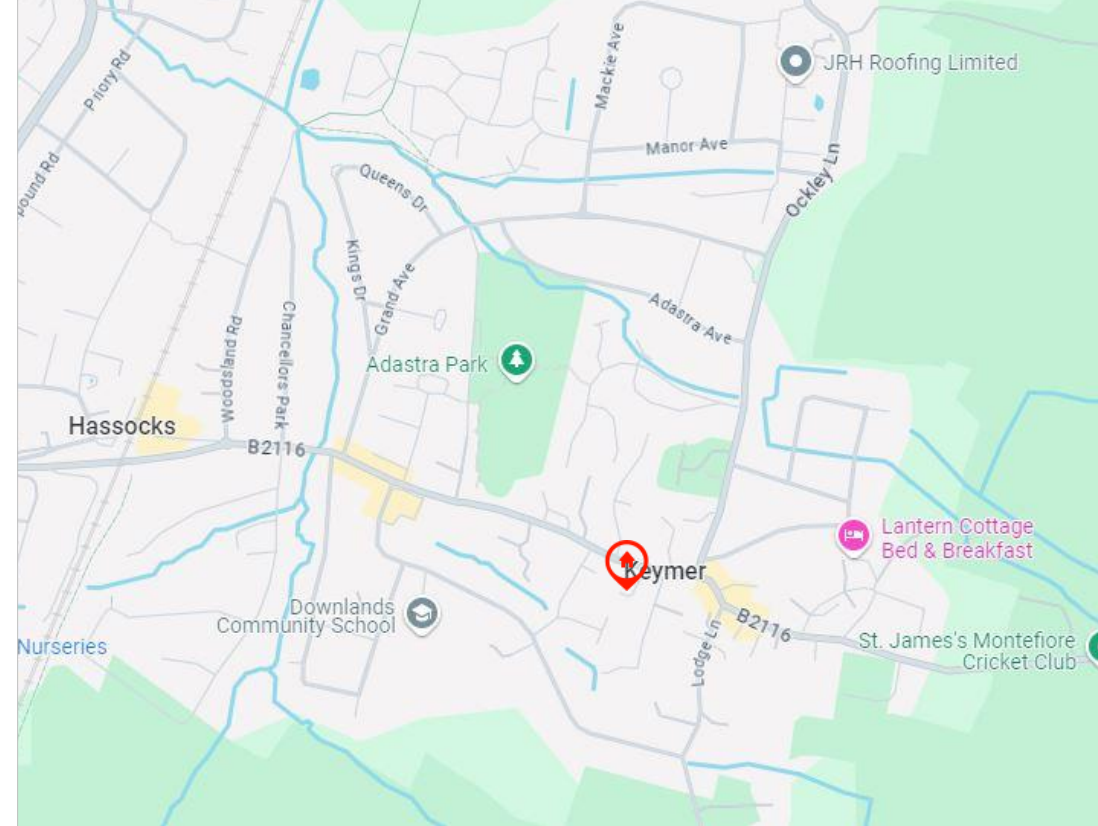
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## Features

- Ground Floor Flat
- One Double Bedroom
- Updated Electrics & EICR 2023
- Well Presented
- Off Street & Visitor Parking
- Communal Grounds
- Pleasant Outlook
- Near to Shops, Pub & Countryside



**View of the South Downs from nearby fields, Hassocks.**



## Location

The Poplars located in the parish of Keymer, lies just off Keymer Road and is three hundred yards from the shopping thoroughfare and amenities Hassocks offers.

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 (0.06 miles)
- Burgess Hill (2.4 miles)
- Brighton (8.8 miles)
- Gatwick Airport (18.5 miles)

# Accommodation

Canopied Porch with outside courtesy light, PVCu door to;

**ENTRANCE LOBBY** Radiator, wall mounted consumer unit.

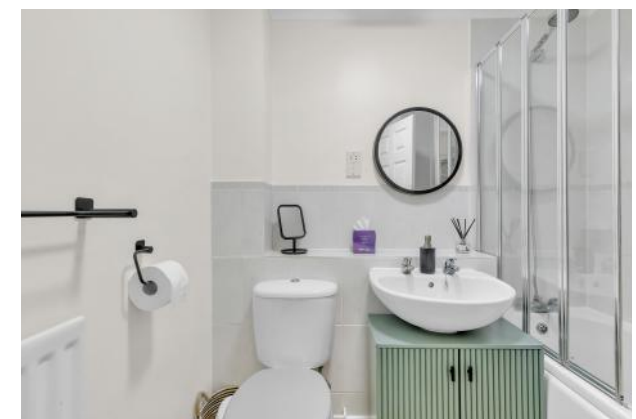
Door to **LIVING ROOM** PVCu double glazed window with a front aspect, 'Honeywell' room thermostat, radiator and TV connection. Glazed panel door to:

## INNER HALLWAY

**KITCHEN** Fully fitted kitchen cabinetry to include wall and base mounted units, with laminate work surface over and inset stainless steel sink with mixer tap. Inset 'Bosch' oven and 'Indesit' four burner gas hob above and extractor. Spaces for free-standing washing machine and under counter fridge. Wall mounted 'Vaillant' combination boiler, radiator. PVCu double glazed window with a side, east aspect. Ceramic tiling to splash back areas and wood 'effect' LVT flooring.

**BEDROOM** A double bedroom with PVCu double glazed window with a front aspect and views over the communal grounds. Radiator, built in double wardrobe with extra internal storage to the back.

**BATHROOM** A white suite comprising close coupled toilet, pedestal hand basin with shaver point, panel enclosed bath with mixer tap and wall mounted shower hose attachment. Radiator, 'Manrose' extractor. Partially ceramic tiled walls and display shelf. 'Wood' effect LVT flooring.





## Garden & Parking

**FRONT GARDEN** Established shrubs and decorative stones.

**COMMUNAL GROUNDS** Pleasant grounds with a lawned area, established shrubs and trees.

**PARKING** One allocated parking space and space for visitors parking.

## Additional Information

**Council Tax Band: C**

**PETS:** Allowed with the exception of dogs.

**LEASE:** Lease 125 years (93 years remaining).

**GROUND RENT:** £0

**COMMUNAL CHARGE:** £345.00 pa (2025) which includes; garden maintenance, tree surgery and common way repairs.

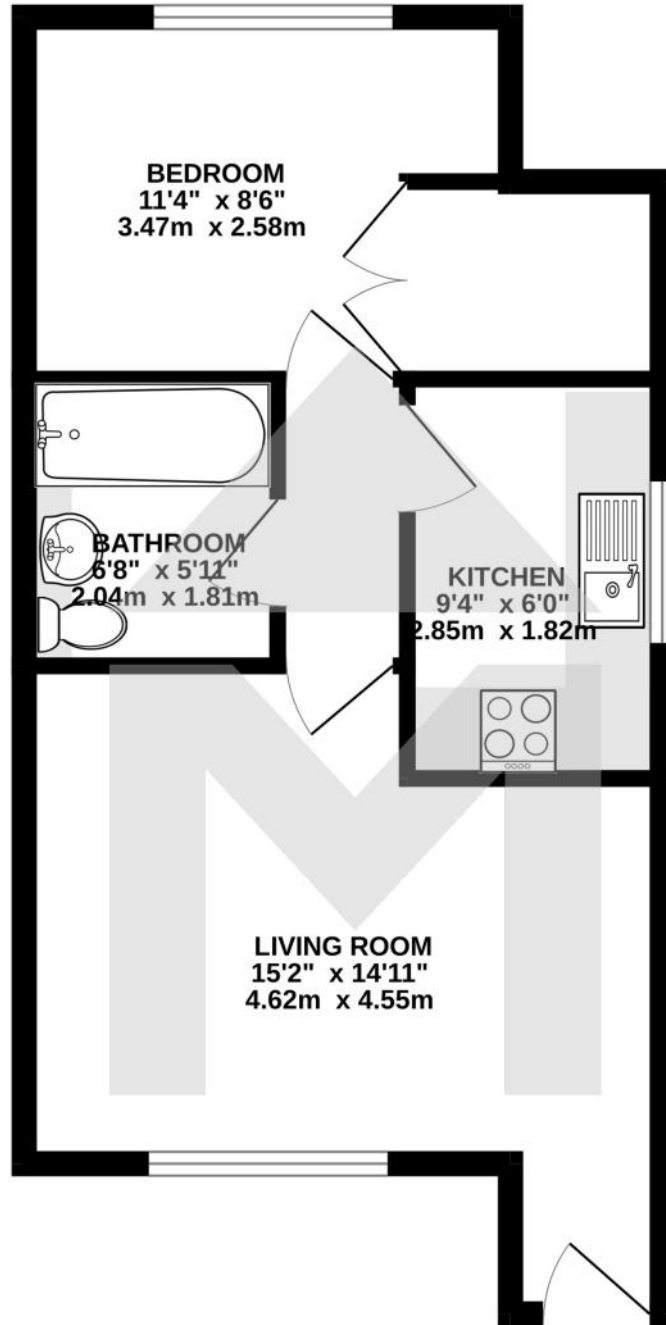
**N.B.** Buildings insurance is a separate fee; £117.81pa (2025) which is 1/8th of total cost.

**BLOCK MAINTENANCE:** Costs shared between 6 flats.



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

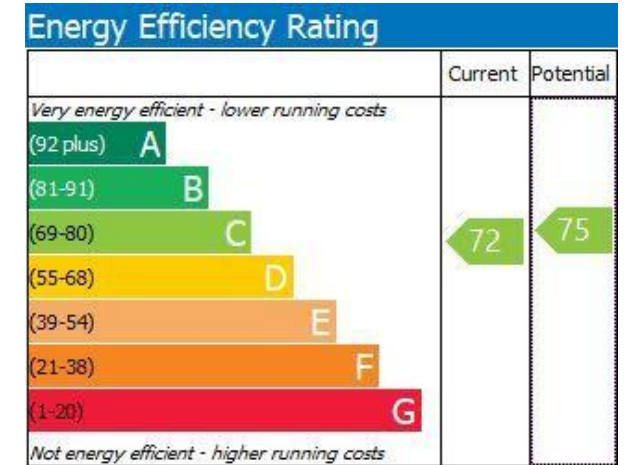
# Floorplan



TOTAL FLOOR AREA : 399 sq.ft. (37.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.  
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