



Crown Point House

Woodland Road, Hassocks, West Sussex, BN6 8HT

MARCHANTS

Crown Point House

A well-presented and appointed two-bedroom first floor flat, situated close to the mainline station of Hassocks and nearby local amenities, with the benefit of a garage in the block, share of freehold and offered to the market chain free.

£300,000

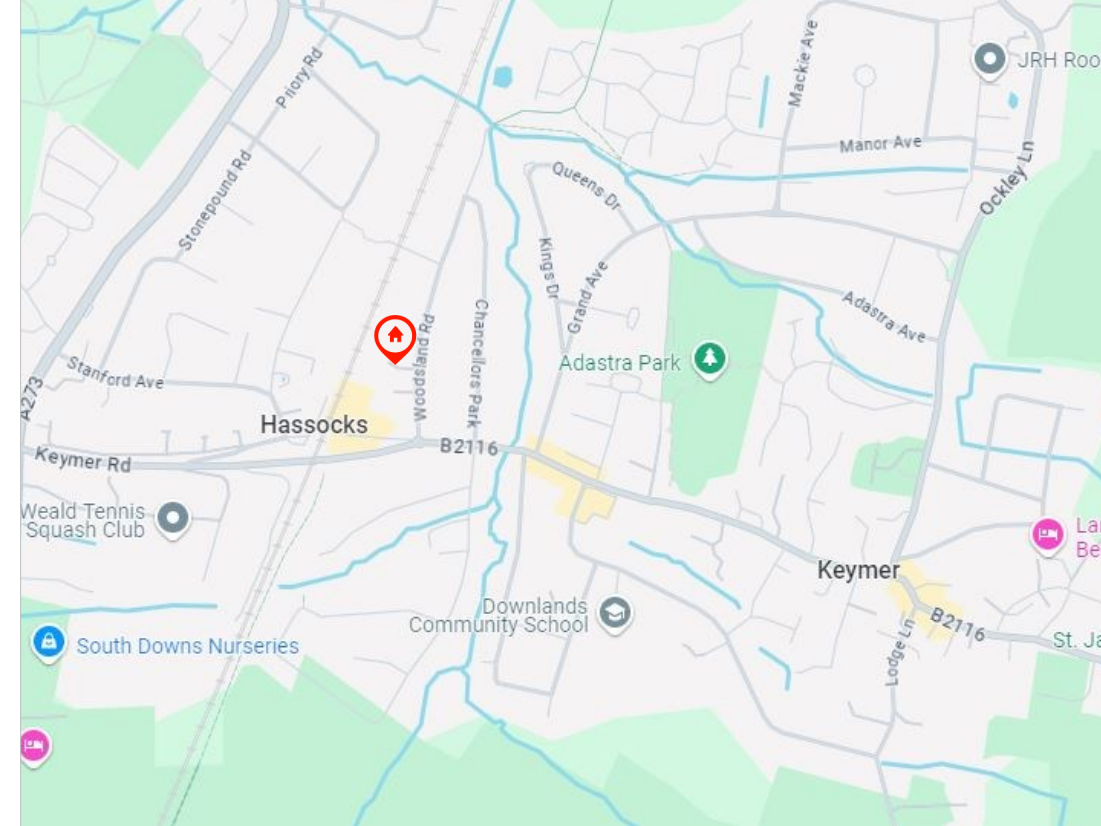
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Features

- Two Bedrooms
- First Floor Flat
- Shower Room plus Cloakroom
- Own Garage
- Visitor Parking
- Share of Freehold
- Close to Amenities & Station
- No Onward Chain



Location

Crown Point House is located approximately two minutes walk down Woodland Road which leads to the village high street and mainline station beyond.

Hassocks provides a variety of facilities, including shops, a sub-post office (within Morrisons daily Convenience Store), Sainsbury's Local, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables) .

- Hassocks Station (0.5 miles)
- Burgess Hill (3.2 miles)
- Brighton (9.3 miles)
- Gatwick Airport (21.4 miles)

The property is within walking distance of the village centre, Hassocks.

Accommodation

Intercom entry system into **COMMUNAL ENTRANCE HALL**. Stairs to First Floor. Riser cupboard with electricity meter. Flat entrance door to;

HALLWAY Wall mounted entry phone, built-in sliding triple door cupboard with hanging rail. Built-in cupboard housing the electric consumer unit. 'Honeywell' room thermostat, radiator. Further built in storage cupboard with slatted shelving and radiator to create an airing cupboard.

CLOAKROOM A white suite comprising a close coupled toilet, wall mounted hand basin with mixer tap and glass display shelf. Ceramic tiling to splash back areas and fitted shelving.

LIVING ROOM A spacious and light room, double aspect with PVCu double glazed door and Juliette balcony. Two radiators with display shelves over.

KITCHEN A galley kitchen with built in cabinetry to include wall units with glazed display cabinets, base units and drawers, with laminate work surfaces over and inset stainless steel sink, drainer and mixer tap. Space for white goods to include; free standing cooker, washing machine and fridge freezer. Wall mounted 'Baxi' combination boiler. Ceramic tiling to splash back areas and vinyl flooring.

BEDROOM ONE A PVCu double glazed window with an east aspect, radiator.

BEDROOM TWO A PVCu double glazed window with an east aspect, built-in double wardrobe, wall light and radiator.

SHOWER ROOM A white suite comprising, walk in shower cubicle with thermostatic apparatus and glazed sliding doors. Hand basin set into a vanity unit with storage cupboards under, fitted wall mirror and fitted toothbrush holder and glass. Close coupled toilet, ladder style towel warmer, mirror fronted medicine cabinet. Fully tiled walls and wall mounted extractor.





Garden & Parking

COMMUNAL GARDENS surround the block with areas of mature shrubs.

FRONT AREA There is a **resident & visitors car park** and bin store area.

GARAGE Number 7.


Additional Information

Council Tax Band: B

PETS: Not Allowed

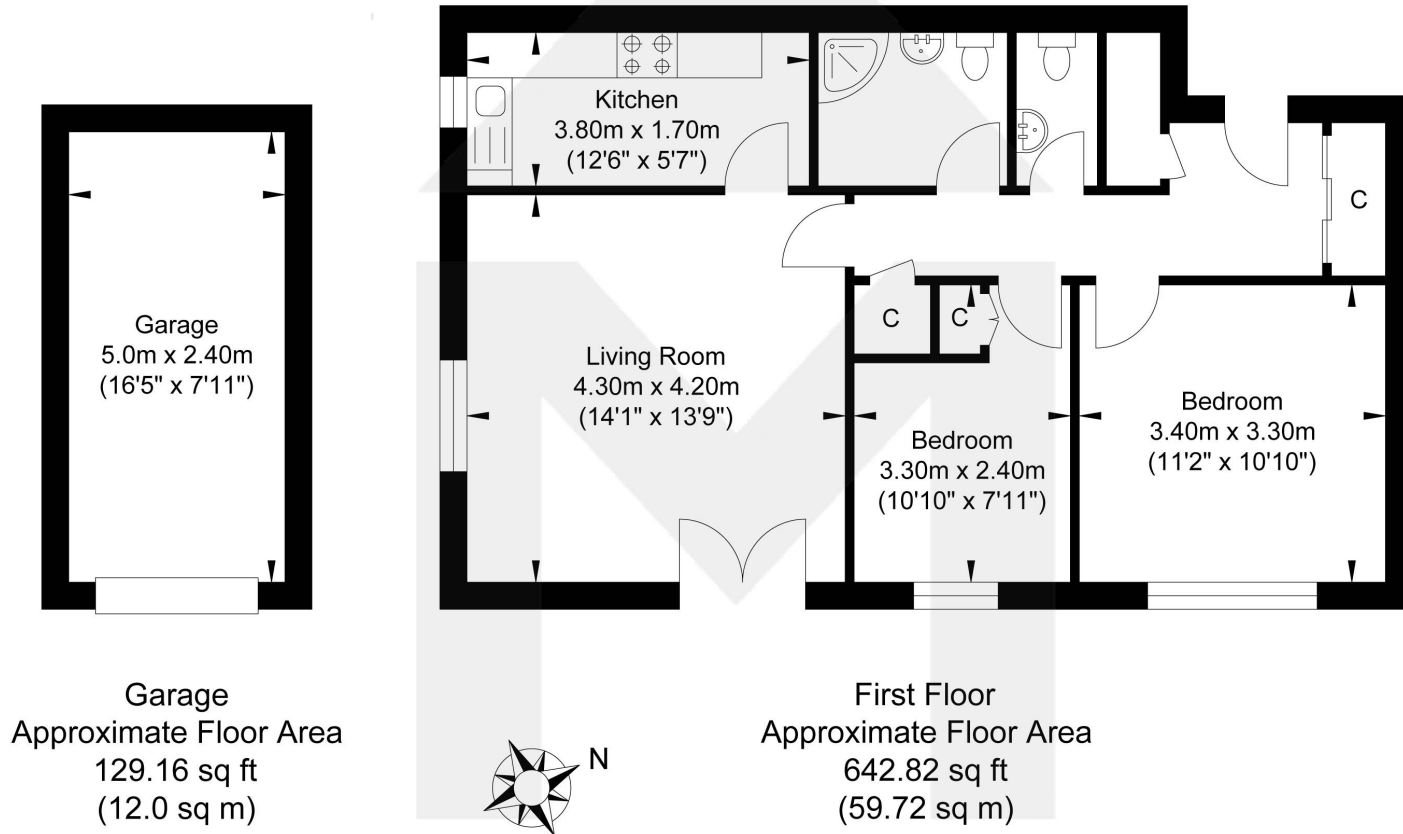
LEASE: 189 years lease from 29/9/1980 - (143 years remaining). Managed by Jonathon Rolls (Hove).

SERVICE CHARGE: Flat = £506.80 Garage = £29.81 for the period 25/3/2026 to 28/9/2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Floorplan

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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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Approximate Gross Internal (Excluding Garage) Area = 59.72 sq m / 642.82 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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