



Hassocks Lodge | Hassocks, West Sussex, BN6 8AT

MARCHANTS

Hassocks Lodge

A spacious second (top) floor flat with updated electrics, 'Wren' kitchen 2023 and newly updated shower room and separate cloakroom. Features include a large double aspect living/dining room with two bay windows and both with Juliet balconies allowing plenty of natural light. The property benefits from well-maintained, communal gardens surrounding the block, residents & visitors parking and being walkable to local shops and mainline station.

£290,000

MARCHANTS

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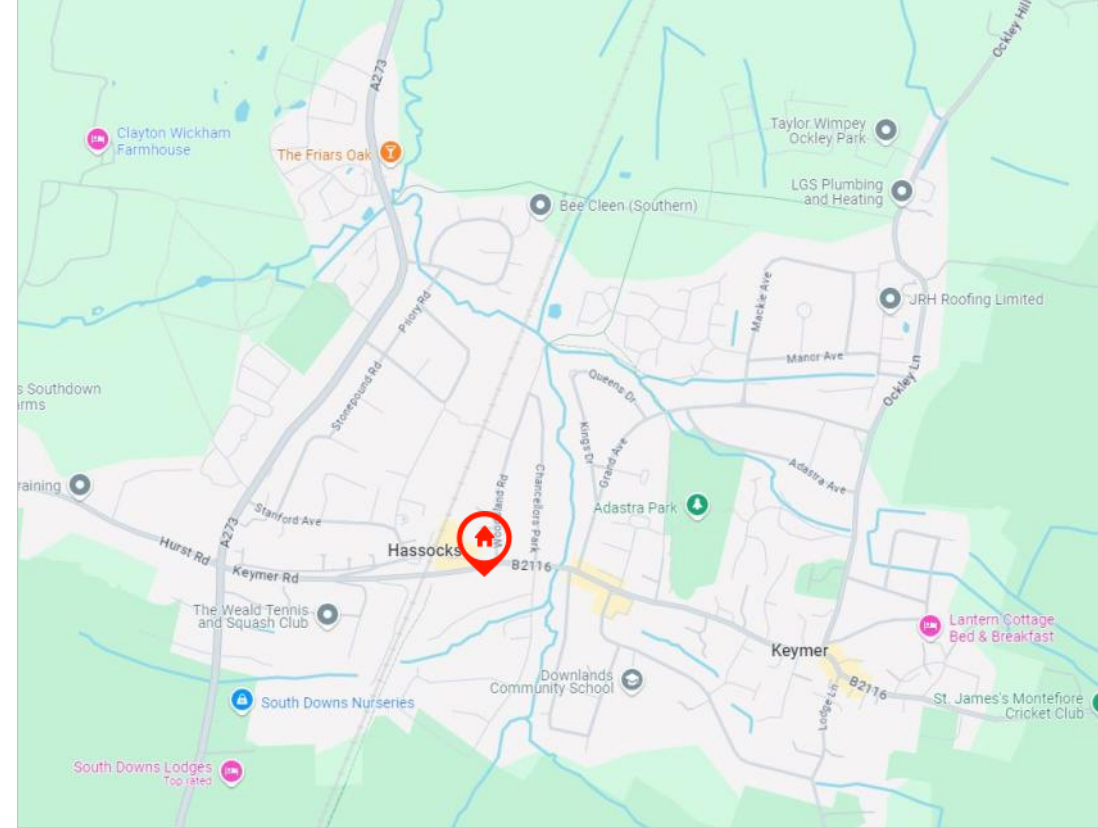
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Features

- Share of Freehold
- Second Floor with Beautiful Views
- Spacious Fitted Wren Kitchen 2023
- Updated Shower Room & Cloakroom
- Updated Electrics
- Spacious Double Aspect Living/Dining Room
- Under Ground Parking Bay
- Village Centre Location



Hassocks Station



Location

Hassocks Lodge occupies a prominent elevated position on Keymer Road, close to the main line railway station and shopping area.

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 (118 metres)
- Burgess Hill (2.9 miles)
- Brighton (8.4 miles)
- Gatwick Airport (19.4 miles)

Accommodation

Communal stairs rising to the second floor. Part glazed PVCu door opening into; **ENTRANCE LOBBY** Timber and glazed door, coat hooks, laminate wood effect flooring.

HALLWAY Built-in shelved cupboard housing gas and electric meters and consumer unit. Recessed downlights, built-in cupboard with hanging rail. Hatch to loft, a spacious storage area partly boarded and with electric light.

LIVING/DINING ROOM A spacious double aspect room, with natural light from the two bay windows with sliding doors and feature wrought iron Juliet balconies with pleasant views to the South Downs and Jack and Jill windmills beyond. Radiator in the living area and a further radiator in the dining area.

KITCHEN A 'Wren' fully fitted kitchen (2023) to include wall and base mounted cabinetry in a grey gloss finish with deep pan drawers and inset stainless steel sink and drainer with mixer tap over. 'Zanussi' four burner gas hob with extractor over and 'Zanussi' oven under, complementary grey marble effect laminate worksurfaces, space and connection for washing machine and built-in matching housing for free standing fridge freezer. 'Remeha Avanta Plus' combination boiler for central heating and domestic hot water fitted into wall mounted cupboard. Built-in deep storage cupboard. Recessed downlights and PVCu window with a pleasant outlook to the South Downs and overview of the communal grounds.

CLOAKROOM A white back to wall fitted toilet set into a grey gloss vanity unit, with display shelf over. Recessed downlights. Half tiled walls with feature mosaic tiling.

SHOWER ROOM Fully tiled room, with wall mounted hand basin set into a grey gloss vanity unit with cupboard storage and fitted mirror fronted, illuminated medicine cabinet. Spacious walk-in glazed shower, with





Garden & Parking

thermostatic apparatus and recessed shelving. Ladder style towel warmer, tiled floor and extractor.

BEDROOM ONE A double bedroom with triple fitted wardrobes, radiator and pleasant tree top views.

BEDROOM TWO A spacious single room, radiator, and tree top views from the window.

Additional Information

COMMUNAL GARDENS.

PETS: Not Allowed.

LEASE: 999 years from 2006.

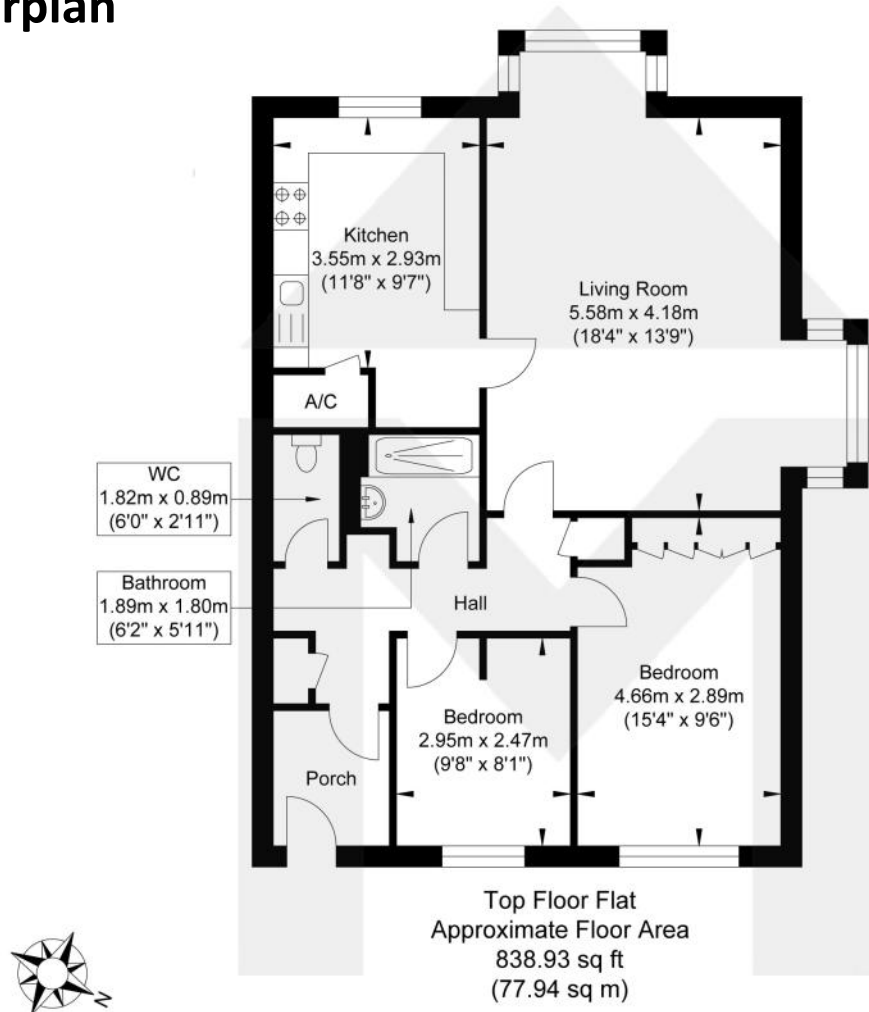
SERVICE CHARGES: £1,419.96pa (6 monthly charge £709.98). No ground rent applicable. There is an additional fee that is charged for any flats that are not occupied by the leaseholder and are rented out, which is £400 per annum.

MANAGED BY: Carnaby's Burgess Hill



Floorplan

Keymer Road

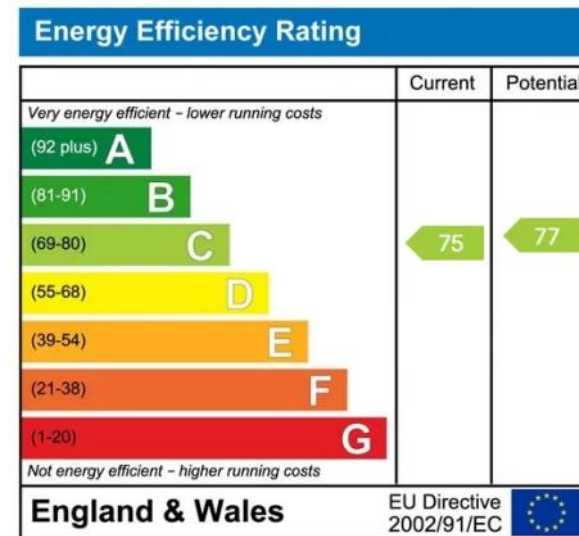


Approximate Gross Internal Area = 77.94 sq m / 838.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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Council Tax Band: C



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