

MARCHANTS



DUNCTON HOUSE, STATION APPROACH EAST, HASSOCKS, WEST SUSSEX, BN6 8HW



A spacious one bedroom ground floor apartment with all rooms facing south overlooking the rear communal garden, modern shower room and close proximity to the village centre and mainline railway station. Features include gas central heating, French doors onto the communal garden and residents/visitors parking. **Available on an Assured Periodic Tenancy from Early July 2026.**

- Ground Floor Flat
- One Double Bedroom
- Living Room with French Doors
- Kitchen with Appliances Included
- Communal Gardens
- Residents/Visitors Parking
- Close to Station and Village Centre
- Available from Early July 2026



£1,250PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE

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Marchants Lettings: Marchants Limited, Registered in England & Wales company number 04702251 with registered office being at 1 Keymer Road, Hassocks, West Sussex, BN6 8AE.

LOCATION

The property is located on Station Approach East at the top of the high street with the main line railway station with regular services to London and the south coast just beyond. 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 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. 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.

PROPERTY DESCRIPTION

COMMUNAL HALLWAY Cupboard housing gas and electric meters. Lighting and door to flat.

HALLWAY Vinyl flooring, radiator, built in cupboard with shelving and housing Blomberg washer/dryer (2026).

KITCHEN Built in cabinetry with a range of base cupboards, drawers and wall cupboards. Stainless steel sink with draining board, rails for cups to hang. Vinyl flooring, window with roller blind and netting overlooking rear communal garden. Appliances include electric (ceramic) cooker (2025), Beko fridge/freezer and Glow Worm combi boiler.

LIVING ROOM A spacious room enjoying a fine outlook and direct access (via French doors) to the rear communal garden. Radiator with shelf over, carpeted flooring and curtain rail. Two wall hung circular shelving display units.

DOUBLE BEDROOM A double aspect room. Radiator, built in cupboard with rail and shelving. Carpeted flooring, curtain rails and netting. Free standing wardrobe available if tenant requires or can be removed.

SHOWER ROOM Refitted in 2024 comprising a walk in shower with dual apparatus, built in shelf, wash basin, mirror fronted medicine cabinet & toilet. Heated towel rail and ceramic tiling on floor and to splashback areas. Obscured window with roller blind.

COMMUNAL GARDEN AND PARKING

Well cared for communal **GARDEN** accessed via the property French doors (patio step) and the side of the block.

Communal bin store and **PARKING** at front of block for residents and visitors (first come first served).

TENANCY DETAILS

AVAILABLE ON AN ASSURED PERIODIC TENANCY AGREEMENT

SUBJECT TO A SUPERIOR LEASE - YES

HOLDING DEPOSIT - £200 (or equivalent to 1 weeks rent if less)

TENANCY DEPOSIT - £1,442 (equivalent to 5 weeks rent)

AVAILABLE FROM - Early July 2026

ADDITIONAL INFORMATION

BROADBAND TYPE - FTTC

UTILITIES - MAINS

RESTRICTIONS/RIGHT OF WAYS/EASEMENTS/FLOOD RISKS - N/A

ENERGY EFFICIENCY RATING : C

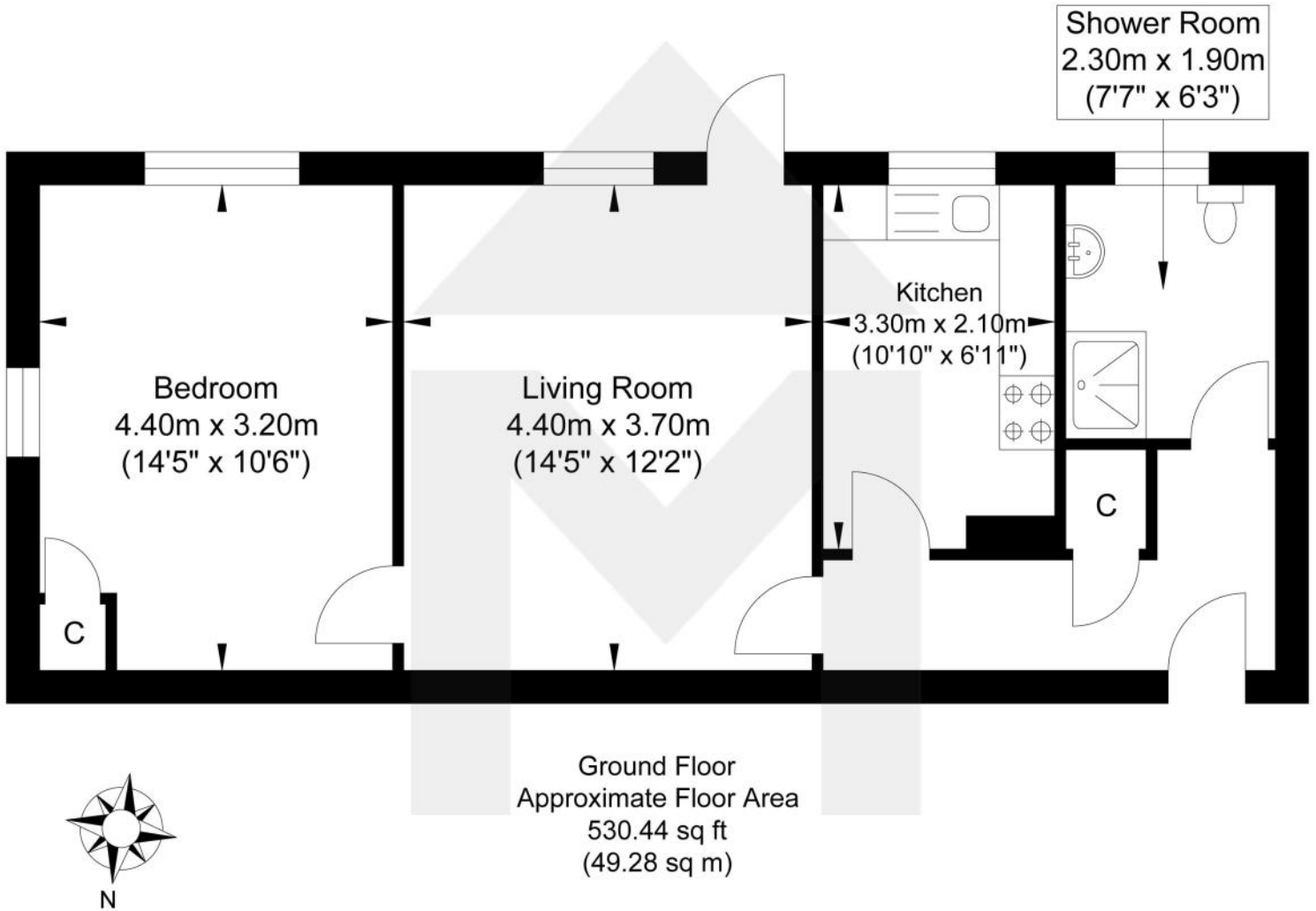
COUNCIL TAX BAND: B

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FLOORPLAN

Station Approach East



Approximate Gross Internal Area = 49.28 sq m / 530.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

TO APPLY, PLEASE GET IN TOUCH.

PLEASE NOTE: Internal photographs must not be taken without the permission of the agent or the landlord. NB. There is a direct association with the ownership of this property and the Marchants team. 3638/11DUNHSE/BAG/MMXXVI0601

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