MARCHANTS



SEMLEY LODGE, SEMLEY ROAD, HASSOCKS, WEST SUSSEX, BN6 8PE

A conveniently located two bedroom first floor flat benefiting from its own private entrance, two bathrooms, kitchen with appliances included, and residents/visitors car park. **Available November 2026 on a Assured Periodic Tenancy Agreement.**

- First (Top) Floor Flat
- Two Bedrooms
- En Suite & Bathroom
- Communal Gardens
- Residents and Visitors Parking
- Appliances & Water/Sewage Rates Included
- Close to Mainline Station
- Available from November 2026

£1,500 PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE
01273 843333 / www.marchantsestateagents.co.uk

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

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LOCATION

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, 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. 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.

PROPERTY DESCRIPTION

Private part glazed **FRONT DOOR** leading to:

ENTRANCE HALL Slimline electric heater, coat rack, light, large wall mirror, stairs rising to first floor.

LANDING Radiator, hatch to loft (not for tenants use), hall cupboard.

LOUNGE/DINING AREA A double aspect room , radiator, T.V. point, telephone point.

KITCHEN Recently painted and fitted with base and eye level units, breakfast bar, worktop with inset stainless steel sink, inset electric hob and concealed extractor hood over with 'Beko' oven under, 'Indesit' fridge/freezer, 'Beko' washing machine and 'Whirlpool' tumble dryer. 'Worcester' gas boiler. Ceramic tiled splashbacks, vinyl flooring, window with view to front.

BEDROOM ONE Radiator, double glazed window view to side.

EN SUITE SHOWER ROOM An internal room with a glazed shower cubicle fitted with thermostatic shower controls and apparatus, wash basin with vanity unit under, W.C., radiator, ceramic tiled floor.

BEDROOM TWO Radiator, double glazed window view to front.

BATHROOM Fully ceramic tiled walls. Panel enclosed bath with thermostatic shower & pivoting shower screen over, pedestal wash basin, W.C., shaver point, downlights, window, recessed storage area.

COMMUNAL GARDEN & PARKING

COMMUNAL GROUNDS Various areas laid to lawn with trees surrounding. Communal bin store.

PARKING Residents and visitors parking available (not allocated). EV Charger provided.

TENANCY DETAILS

AVAILABLE ON AN ASSURED PERIODIC TENANCY
SUBJECT TO A SUPERIOR LEASE - YES
HOLDING DEPOSIT - £200.00
TENANCY DEPOSIT - £1,730.00 (equivalent to 5 weeks rent)
AVAILABLE FROM - Mid November 2026

ADDITIONAL INFORMATION

BROADBAND - FFTP
UTILITIES - Mains (rent includes water & sewage rates)
RESTRICTIONS - Yes **RIGHT OF WAY -** No
EASEMENTS - No **FLOOD RISKS - No**
ENERGY EFFICIENCY RATING - C
COUNCIL TAX BAND - C (Mid Sussex District Council)

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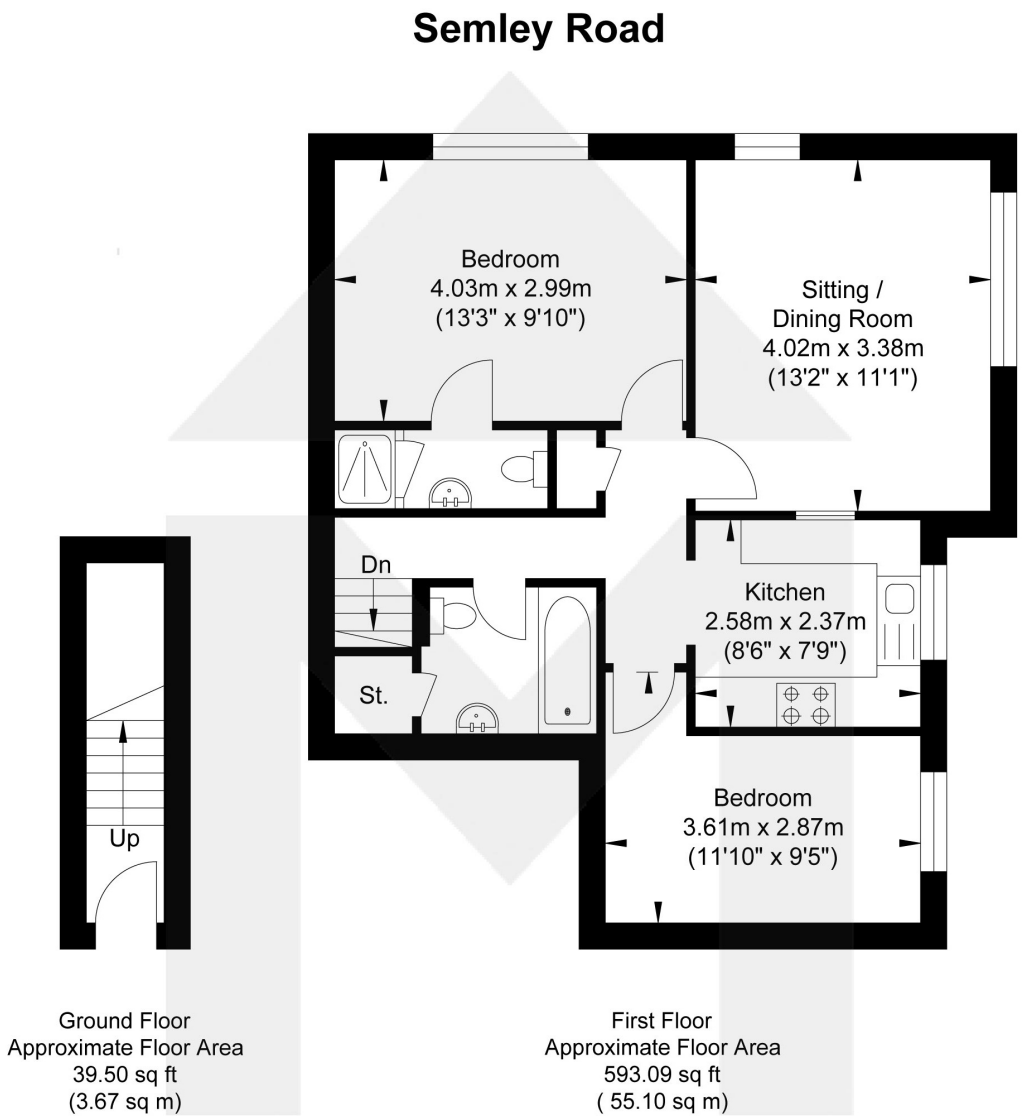








FLOOR PLAN



Approximate Gross Internal Area = 58.77 sq m / 632.59 sq ft
Illustration for identification purposed 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. **69485/4SEMLOD/BAG/MMXXVI1211**

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