

# MARCHANTS



LENTHALL PLACE, HASSOCKS, WEST SUSSEX, BN6 8FX



A two bedroom mid-terraced house built in 2024 on the edge of open countryside. The property benefits from an open plan living room/kitchen, cloakroom/utility, two double bedrooms, ensuite shower room and bathroom, easy to manage garden and two allocated parking spaces. Energy efficient benefits include solar panels and EV charger. **Available on an Assured Periodic Tenancy from August 2026.**

- Mid-Terraced House
- Two Bedrooms
- Rear Garden with Patio Area
- Two Allocated Parking Spaces
- Appliances Included
- EV Charger and Solar Panels
- Close to Open Countryside
- Available from August 2026



## £1,900 PCM

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

01273 843333 / [www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)



**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

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Ockley Park is a brand-new development proving to be a lovely community with open green spaces and community park, an ideal family environment. Well positioned pathways link the community to Hassocks village centre which 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. 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

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Canopy porch, PVCu double glazed door to;

**HALLWAY** Stairs rising to first floor.

**CLOAKROOM/UTILITY** Fitted with a white suite comprising toilet and wash basin. Worktop with cupboard, shelves and a 'Zanussi' washing machine under. Wall mounted 'Ideal logic' gas central heating boiler, ceiling downlights.

**LIVING ROOM/KITCHEN** With LVT flooring and arranged as; **Living Room** with built in meter cupboard, glazed double doors to rear garden. **Kitchen Area** well fitted with a good range of cabinetry and worktops including a breakfast bar. Inset sink, integrated appliances include a 'Zanussi' electric oven, 'Zanussi' four burner gas hob with extractor over, fridge/freezer. Ceiling downlights.

**FIRST FLOOR LANDING** Hatch to loft (not for tenants use).

**BEDROOM ONE** Window, curtains and view of rear aspect. Built-in wardrobe with sliding mirror door. Door to;

**EN SUITE SHOWER ROOM** Fitted with a white suite comprising a shower enclosure with a flexible and overhead rain shower, wash basin and toilet. Mirror fronted medicine cabinet, vinyl flooring and ceiling downlights.

**BEDROOM TWO** Window, curtains and view of front aspect. Built-in storage cupboard.

**BATHROOM** Fitted with a white suite comprising bath with mixer tap, independent flexible and overhead rain shower, wash basin and toilet. Two mirror fronted medicine cabinets, ceiling downlights, vinyl flooring and electric shaver point.

### GARDEN AND PARKING

**FRONT GARDEN** Arranged as shrub beds paved paths and two allocated **PARKING SPACES**. outside light, gas meter and EV charger.

**REAR GARDEN** The garden is facing east and is well enclosed by six-foot panelled fencing. There are two paved patios, small shed, lawn, two power points and outside sentry lights, water tap.

### ADDITIONAL INFORMATION

Items that are available to the tenant if required;

Living Room - TV and cupboard unit, four kitchen stalls. Free standing cupboard within built-in cupboard. Cloakroom- Clothes Airer.

Bedroom 1 - queen size double bed, desk and two chairs. Bedroom 2 - single bed. Garden - Barbecue and patio furniture.

## TENANCY DETAILS

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**AVAILABLE ON AN ASSURED PERIODIC TENANCY**

**SUBJECT TO A SUPERIOR LEASE - NO**

**HOLDING DEPOSIT - £200.00**

**TENANCY DEPOSIT - £2,192.00 equivalent to 5 weeks rent)**

**AVAILABLE FROM - August 2026**

## ADDITIONAL INFORMATION

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**BROADBAND TYPE - FTTP (plus Sky dish) UTILITIES - MAINS**

**RESTRICTIONS - N/A RIGHT OF WAY - NO**

**EASEMENTS - NO FLOOD RISKS - NO**

**ENERGY EFFICIENCY RATING - B**

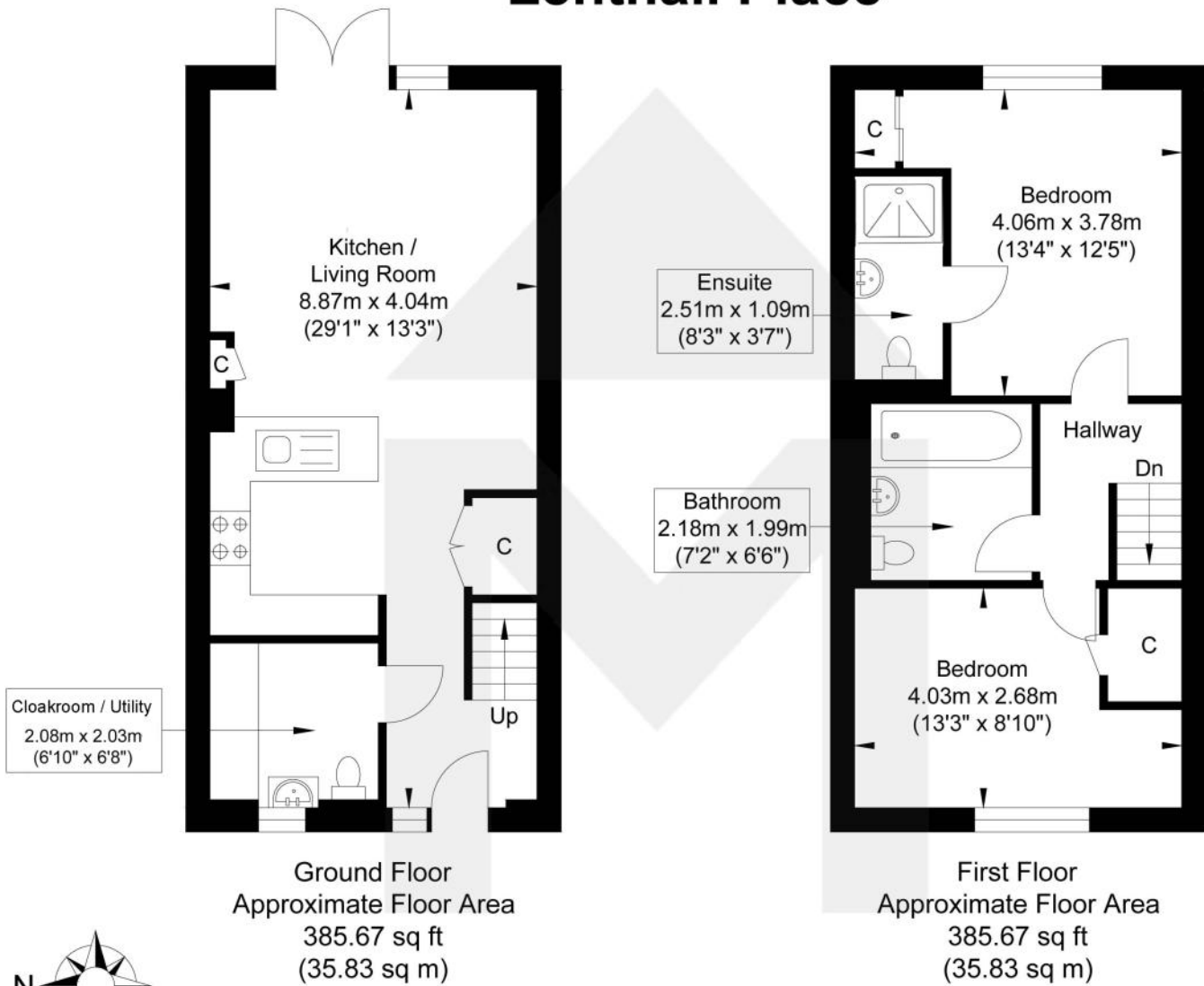
**COUNCIL TAX BAND - C (Mid Sussex District Council)**

LENTHALL PLACE, HASSOCKS, WEST SUSSEX, BN6 8FX



FLOORPLAN

# Lenthall Place



Approximate Gross Internal Area = 71.66 sq m / 771.34 sq ft

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

**TO APPLY, PLEASE GET IN TOUCH.**

PLEASE NOTE: These particulars have been prepared in good faith with the landlords approval, however, applicants must satisfy themselves as to their accuracy before proceeding with an application. Telephone and broadband points are subject to the conditions of the supplier. Applicants will be requested to provide information allowing us to independently verify both their identity and financial ability to proceed. Internal photographs must not be taken without the permission of the agent or the landlord. 58433/10LENPLA/BAG/MMXXVI0625

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