



**Holmwood Court** | Keymer Road, Hassocks, West Sussex, BN6 8AS

**MARCHANTS**

# Holmwood Court

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A well presented and centrally located one bedroom flat, ideally situated for all the village amenities and within proximity to the Hassocks mainline train station, great for commuters. Views of the South Downs from the spacious living room and bedroom, plus allocated parking.

**£215,000**

MARCHANTS

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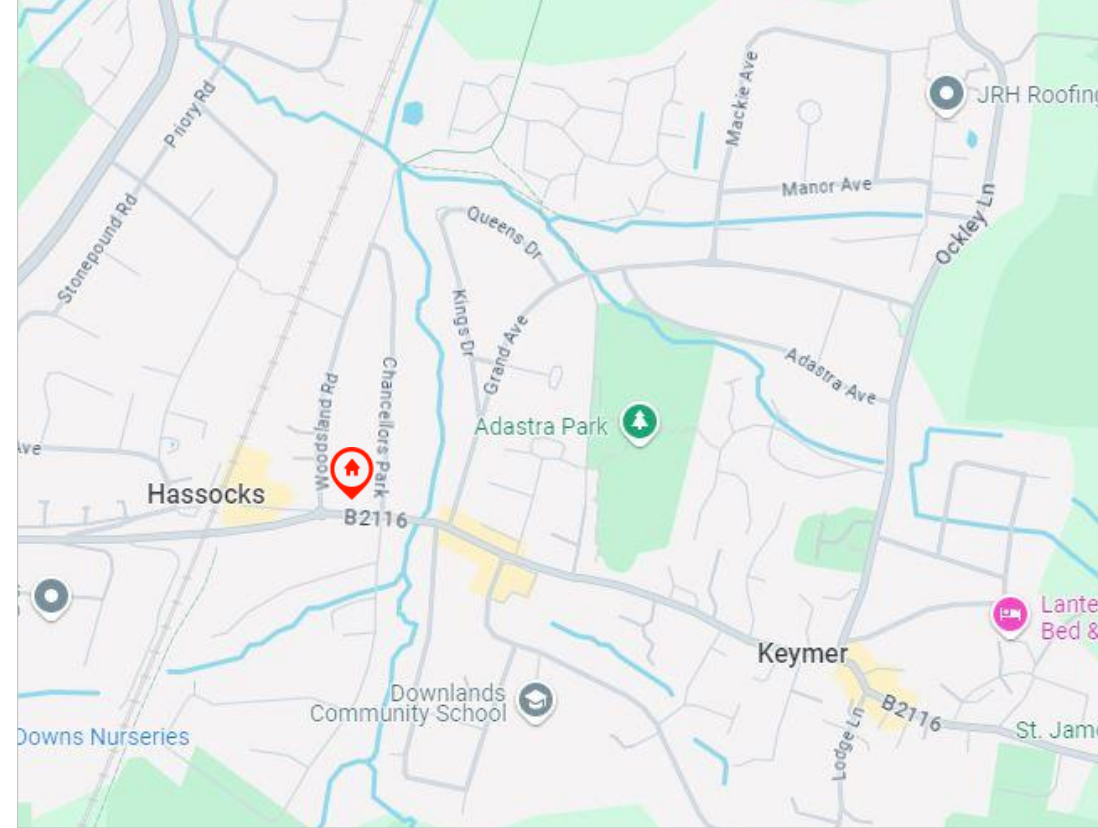
[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)

## Features

- Top Floor Flat with Great Views
- Village Location
- Well Presented
- Close to Amenities
- Spacious Living Room & Bedroom
- Allocated Parking
- Leasehold Flat (Long Lease)
- 200 Metres to Mainline Station



View of Keymer Road, Hassocks.



## Location

Located on Keymer Road and within proximity to all local amenities and close to the mainline station.

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 (0.1 mile)
- Burgess Hill (2.7 miles)
- Brighton (8.6 miles)
- Gatwick Airport (19.3 miles)

# Accommodation

**COMMUNAL ENTRANCE** With secure door entry intercom system, door leading to communal hallway, stairs to top floor and personal entrance door to:

**ENTRANCE HALL** PVCu double glazed window, meter cupboard with consumer unit. Radiator, recessed downlights, door entry phone, smoke detector, fitted coat hooks, two steps down and door leading to:

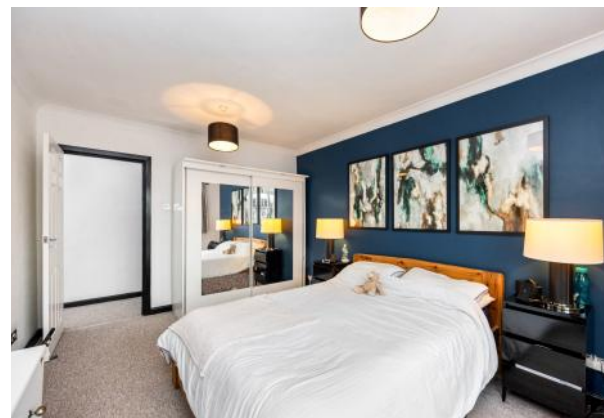
**LIVING ROOM** A spacious room with a South aspect and views over the roof tops to the South Downs and Jack and Jill windmills. TV connection, timber mantle and feature real flame fire. Radiator.

**KITCHEN** A galley kitchen fitted with a range of modern gloss white cabinetry comprising base units, drawers and matching eye level units, vinyl tiled floor, ceramic tiled splash backs. Laminate roll top work surfaces with inset one and half bowl stainless steel sink and drainer with mixer tap. Built-in 'Diplomat' oven, 'Hotpoint' electric hob with extractor over, integrated 'Diplomat' fridge freezer, space and connection for washing machine. Built-in cupboard housing the 'Worcester' combi boiler.

## INNER HALLWAY

**BEDROOM** A spacious double room with a South aspect and views. TV connection, radiator.

**BATHROOM** A white suite comprising a panel enclosed bath with shower apparatus over, wall mounted hand basin set into vanity unit with storage under, illuminated heated mirror with built in shaver socket, close coupled toilet. Vinyl tiled flooring, ceramic tiling to splash back areas. Ladder style towel warmer, recessed downlights and extractor fan. Built-in cupboard with fitted shelving. Hatch to loft, partly boarded.





## Parking

Allocated **parking space**, more available at a fee to be arranged with the Freeholder.

## Additional Information

**PETS:** Allowed with prior permission

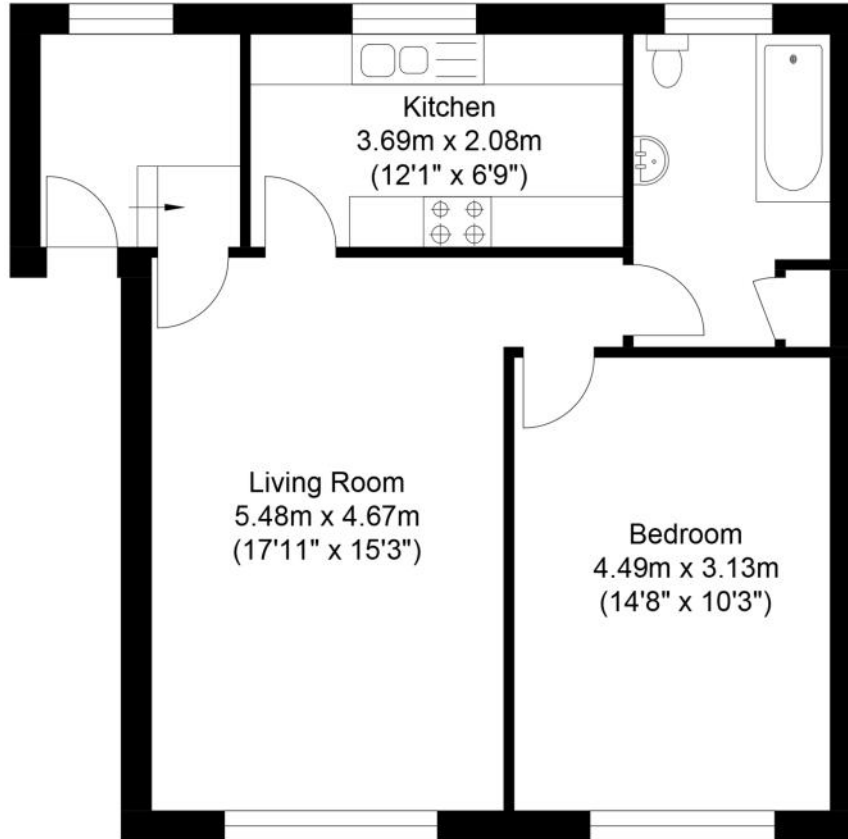
**LEASE:** 137 years remaining.

**GROUND RENT:** £50.00 per half year.

**MAINTENANCE:** £650.00 per half year. Includes: building insurance, general maintenance, periodic upgrades/funds for outstanding work (eg new fire alarms for the block, new outside lights etc).



# Floorplan



Second Floor  
 Approximate Floor Area  
 581.25 sq ft  
 (54.0 sq m)

Approximate Gross Internal Area = 54.0 sq m / 581.25 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: B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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