



Heron Tye

Parklands Road, Hassocks, West Sussex, BN6 8JU

MARCHANTS

Heron Tye

A centrally located two-bedroom penthouse flat with a full width private roof terrace and garage en block, this property is a great investment opportunity or a first time buyers ideal first purchase getting onto the property ladder.

£300,000

MARCHANTS

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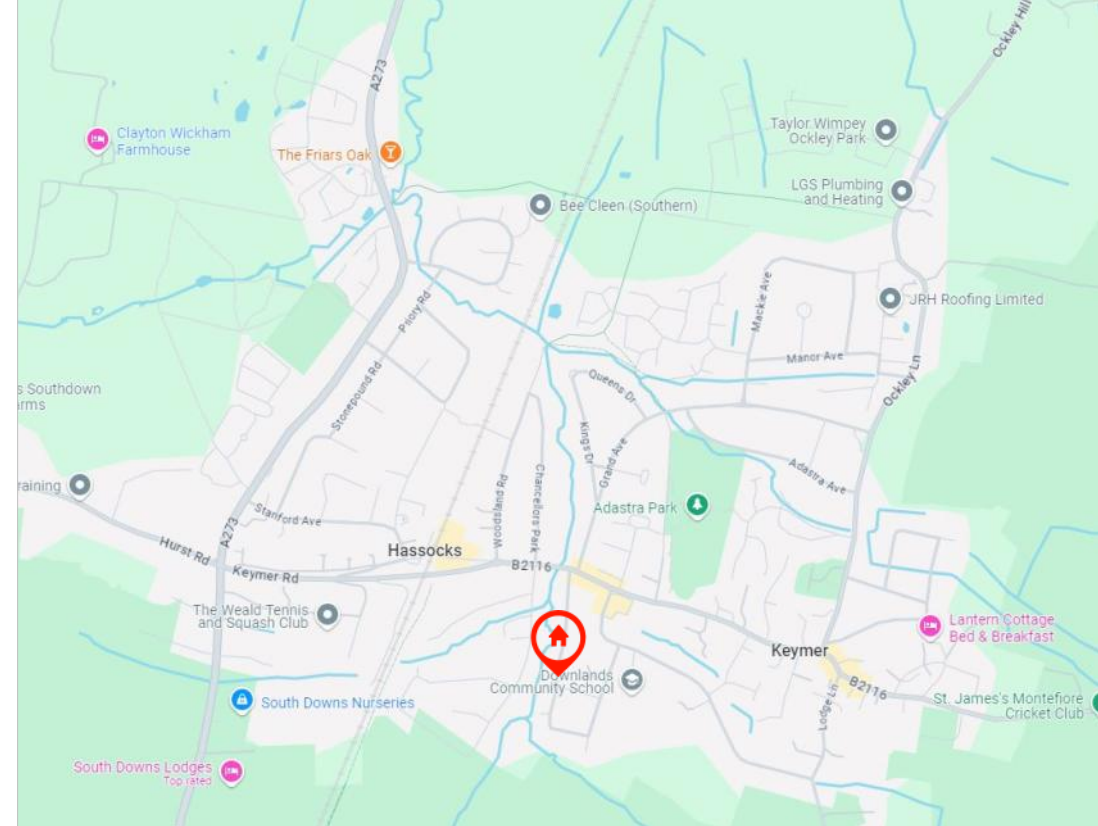
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Features

- Top Floor Flat
- Two Bedrooms
- Living Room/Dining Room
- Lovely Private Roof Terrace
- Garage
- Village Centre Location
- Ideal Investor Opportunity
- Pleasant Views



Parklands Road Open Space Nearby



Location

Heron Tye is a purpose-built apartment block built circa 1970 situated mid-way along Parklands Road and is set amongst Edwardian and Victorian terraced homes. 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, 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 (0.3 miles)
- Burgess Hill (2.8 miles)
- Brighton (8.6 miles)
- Gatwick Airport (22.4 miles)

Accommodation

COMMUNAL ENTRANCE HALL Internal stairs down to the garage, and communal gardens with rotary airers for residents' use. Stairs Rising to **TOP FLOOR**. Door to:

HALLWAY 'Honeywell' room thermostat, wall mounted coat hooks.

LIVING ROOM A west aspect over the terraced area, panel effect wall mouldings and display shelf over. Wall mounted electric panel heater and TV connection above. Fitted shelving into recessed area. Newly carpeted.

KITCHEN A modern range of fitted cabinetry in a light taupe palette, comprising of wall and base units with deep pan drawers, solid wood worktop with inset one and half bowl stainless steel sink, drainer and mixer tap, space and connection for washing machine, integrated 'Kenwood' slimline dishwasher, integrated fridge freezer, built in oven, hob and extractor over. Ceramic tiling to splash back areas and floor. Built-in cupboard with electrical consumer unit and shelving, further built-in cupboard housing the water cylinder.

BEDROOM ONE PVCu sliding door with direct access to the roof terrace, wall mounted electric panel heater, fitted wall shelving, recessed area (which could be redesigned into a wardrobe area). 'Honeywell' room thermostat.

BEDROOM TWO PVCu Double fronted room and a front aspect, wall mounted electric panel heater.

BATHROOM A white suite comprising, panel enclosed bath with mixer tap and 'Triton Amala' electric shower apparatus over, wall mounted hand basin set into vanity unit, back to the wall toilet and concealed cistern. Fitted shelving into recessed area, ladder style towel warmer. Ceramic tiling to splash back areas and floor.





Private and Communal Gardens

OUTSIDE AREA A west facing full width paved roof terrace, to enjoy outdoor entertaining and with views over the tree tops.

GARAGE Second from left in a block of four.

COMMUNAL GROUNDS A lawned area with established shrubs and flowers, rotary airers for resident's use.

Additional Information

LEASEHOLD PROPERTY

MANAGING AGENT: Harper Stone Ltd

LEASE EXPIRY: 150 years, 98 remaining (Expiry 2124)

PETS: Allowed with prior permission.

GROUND RENT: £47.60 PA

MAINTENANCE: £1,746.54 PA

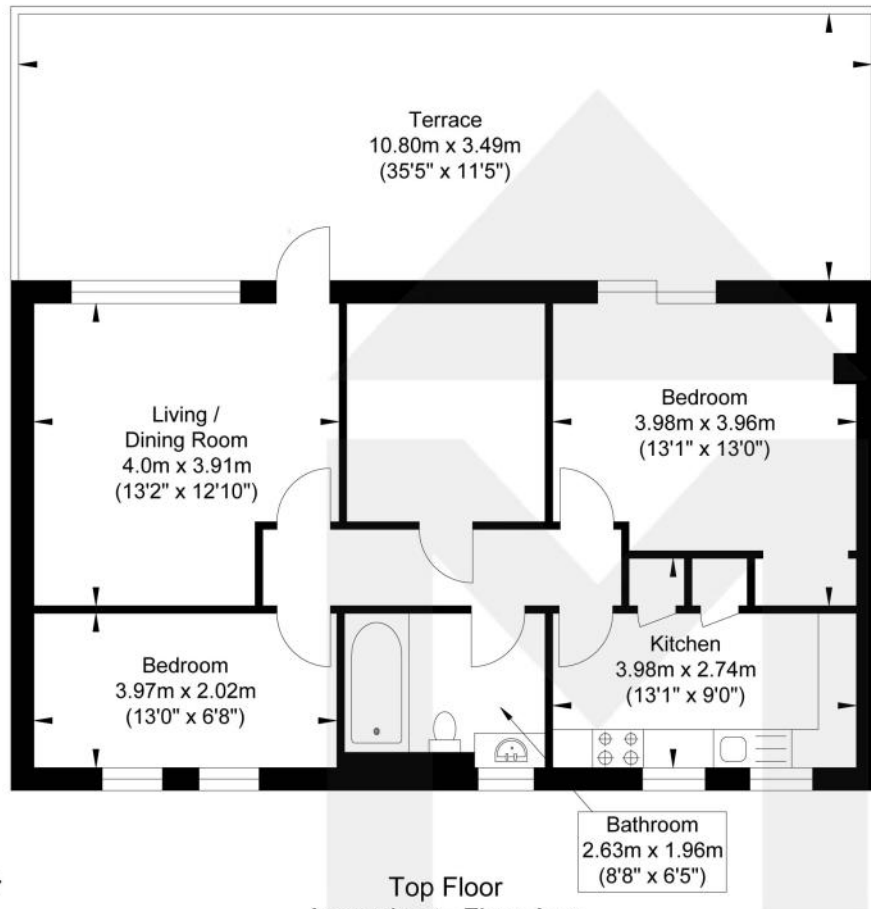
BROADBAND - FTTP UTILITIES - MAINS/ELECTRIC

RESTRICTIONS - N/A RIGHT OF WAY - N/A

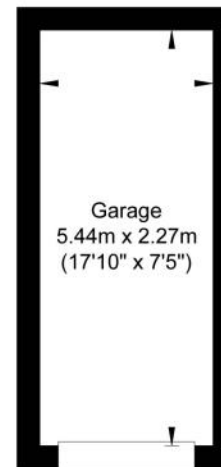
EASEMENTS - N/A FLOOD RISKS - N/A

COUNCIL TAX BAND - C (Mid Sussex District Council)

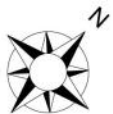
Floorplan



Top Floor
Approximate Floor Area
705.46 sq ft
(65.54 sq m)

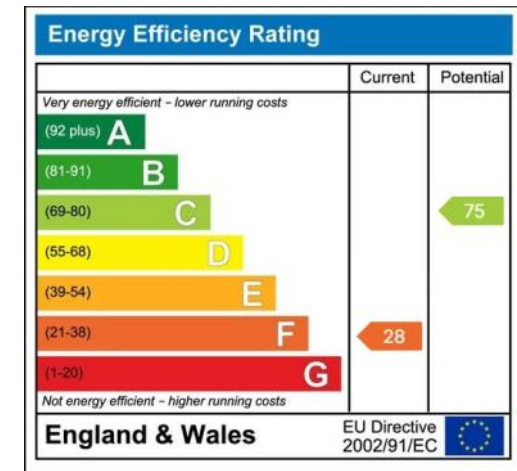


Garage
Approximate Floor Area
132.93 sq ft
(12.35 sq m)



Approximate Gross Internal Area (Excluding Garage) = 65.54 sq m / 705.46 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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