



Heron Tye

Hassocks, West Sussex, BN6 8JU

MARCHANTS

Heron Tye

A purpose built one bedroom first floor leasehold flat, conveniently located close to shops, countryside pathways and nearby Hassocks Mainline Station. Well presented flat and with newly installed PVCu windows, offered to the market with no onward chain. An ideal first time buyers starter home or investment opportunity.

£200,000

MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: info@marchantsestateagents.co.uk

www.marchantsestateagents.co.uk

Features

- One Bedroom
- Newly Installed PVCu Windows
- Modern Kitchen and Bathroom
- Allocated Parking
- Communal Garden
- Proximity to Amenities
- Ideal First Home/Investment
- No Onward Chain



Hassocks High Street



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, 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 (0.3 miles)
- Burgess Hill (2.8 miles)
- Brighton (8.6 miles)
- Gatwick Airport (22.4 miles)

Accommodation

COMMUNAL ENTRANCE HALL Internal stairs down to car port, and communal gardens with rotary airers for residents use.

Stairs Rising to First Floor.

Door to: **HALLWAY** A spacious area, recessed door mat, real wood flooring, wall mounted electric radiator and consumer unit in cupboard. Built in storage cupboard housing the 'Santon Premier Plus' electric water heater with timer control for domestic hot water and heating.

LIVING ROOM Glazed panel door, a light and spacious room, PVCu double glazed windows, real wood flooring, radiator. **DINING AREA** with PVCu window and a view over Parklands Road.

KITCHEN Fully fitted cabinetry to include wall, base and drawer units, with laminate worksurface over and inset composite sink, drainer and mixer tap. To include 'Beko' integrated slim line dish washer, washing machine, 'Zanussi' oven and hob with extractor over, undercounter freestanding 'Beko' fridge and separate freezer, wall mounted extractor fan. Ceramic tiling to splash back areas and vinyl tiled flooring. Built in pantry cupboard. PVCu double glazed window with views over the communal garden.

SHOWER ROOM A white suite comprising, close coupled toilet, hand basin set into vanity unit with storage under, and fitted mirror over, ceramic tiling to splash back areas and tiled display shelf. Fully tiled walk in shower enclosure with glazed screen. Extractor fan and vinyl flooring.

BEDROOM Rear aspect over the communal garden, a double bedroom, radiator and real wood flooring.





Garden & Parking

COVERED ALLOCATED PARKING SPACE

COMMUNAL GARDENS Laid to lawn with flower and shrub borders, with a pleasant backdrop of mature trees. Two rotary clothes airers for communal use.

Additional Information

PETS: Allowed. With prior permission.

LEASE: 99 years remaining.

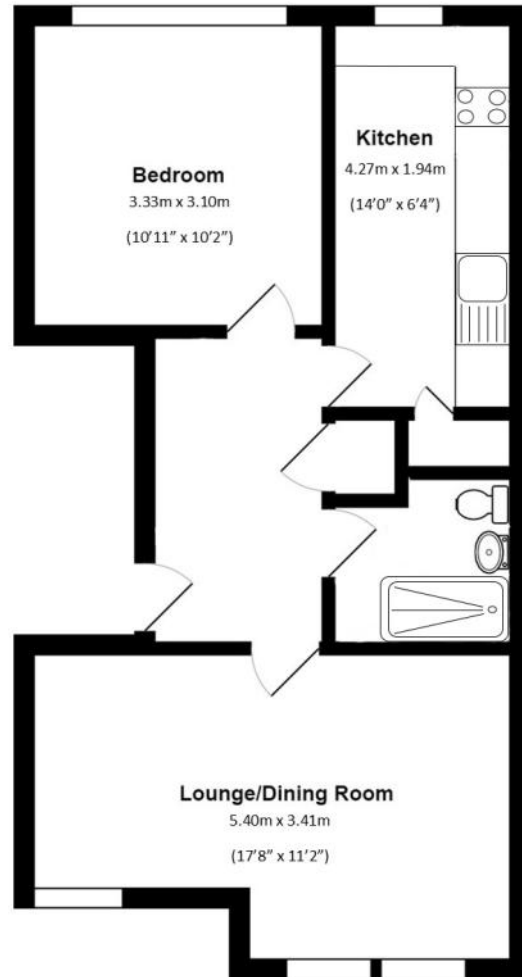
GROUND RENT: £9.90 Per quarter

MAINTENANCE: £1,678.75Per annum



Woodlands Close by

Floorplan

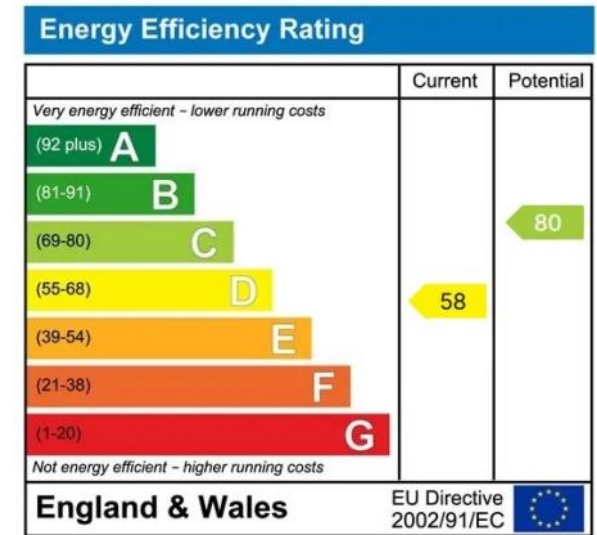


Approximate Floor Area
 490.61 sq ft
 (45.58 sq m)

All measurements are approximate and for display purposes only

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



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