

# MARCHANTS



**CLERKS ACRE, KEYMER, HASSOCKS, WEST SUSSEX, BN6 8BE**



A spacious first floor flat in a popular 'Regency style' development set in landscaped grounds. Features include a luxury shower room/W.C., fitted wardrobes in bedroom one, a double aspect lounge and kitchen/breakfast room, gas central heating from a combi boiler and double glazing. **Available from February 2024 on a 12 month Tenancy Agreement.**

- Top Floor Flat
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Luxury Shower Room
- Own Entrance Door
- Landscaped Gardens
- Residents & Visitors Parking
- Regency Style Building

**£1,350 PCM**



1 Keymer Road Hassocks West Sussex BN6 8AE  
5 High Street Ditchling East Sussex BN6 8SY  
01273 843333 / [www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)



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## LOCATION

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The Clerks Acre flat is in phase two which is accessed via Fir Tree Way and also has gated pedestrian access to Keymer Road which leads to the village centre. Hassocks has a variety of facilities, including shops, a building society, a sub-post office, Sainsbury's Local, Budgens supermarket, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

## PROPERTY DESCRIPTION

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Own front door to **ENTRANCE LOBBY**. Stairs rising to:

**LANDING** Built in coat cupboard housing a gas meter, built in linen cupboard, hatch to loft.

**LOUNGE** A bright and spacious double aspect room (south and west) with glass screen giving borrowed light to stairway, TV point.

**KITCHEN / BREAKFAST ROOM** Double aspect room with fitted with light wood effect kitchen furniture comprising a good range of base cupboards, drawers and wall mounted cupboards. Fitted appliances include a 'Diplomat select' electric oven, five burner gas hob and chimney style extractor over. N.B. A Bosch freestanding fridge/freezer and Bosch washer/dryer has been supplied by the previous tenant but will not be maintained by the landlord (is currently in good working order).

**BEDROOM ONE** West aspect, excellent range of floor to ceiling fitted wardrobes enclosed by sliding doors. TV aerial point, west aspect.

**BEDROOM TWO** East aspect room.

**SHOWER ROOM** Fitted with a white suite comprising a generous shower cubicle with thermostatic shower and glass access door. Vanity wash basin, W.C., automatic extractor and mirror fronted medicine cabinet.

**COMMUNAL GARDENS** The extensive communal grounds have beautifully manicured lawns and pollard trees.

**PARKING** Residents and visitors parking available close to the front of the property.

## TENANCY DETAILS

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**AVAILABLE ON A 12 MONTH TENANCY**

**HOLDING DEPOSIT - £200**

**TENANCY DEPOSIT - £1,557** (equivalent to 5 weeks rent)

**AVAILABLE FROM - February 2024**

ENERGY EFFICIENCY RATING: **C**

COUNCIL TAX BAND: **B £1,667.19 (2023/2024)**

VIEWING: **BY ARRANGEMENT WITH MERCHANTS**

**PLEASE NOTE** *Internal photographs must not be taken without the permission of the agent or the landlord.*

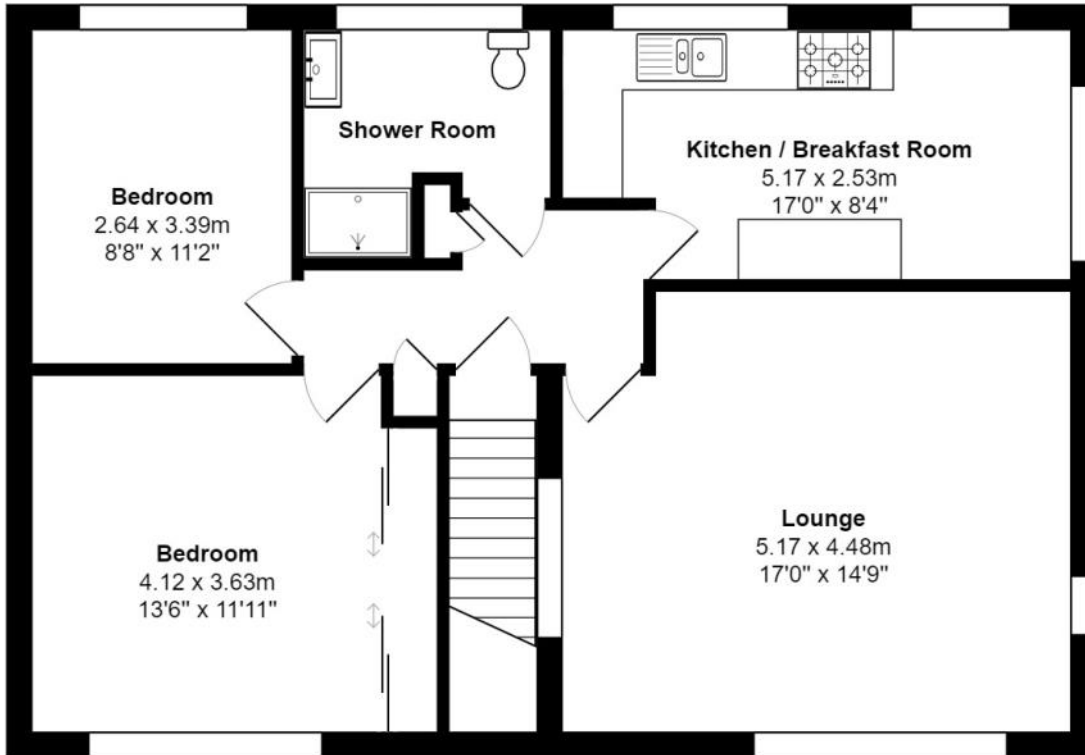
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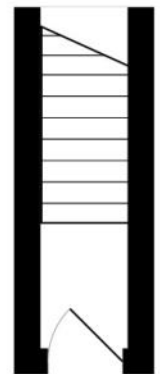


To arrange a viewing, please go to : [www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk) or call 01273 843333

## FLOORPLAN



**First Floor**  
Area: 75.6 m<sup>2</sup> ... 814 ft<sup>2</sup>



**Entrance**  
Area: 3.1 m<sup>2</sup> ... 33 ft<sup>2</sup>

Total Area: 78.7 m<sup>2</sup> ... 847 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Floorplan produced by Daisepc.

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