



Lodge Lane | Hassocks, West Sussex, BN6 8NA

MARCHANTS

# Lodge Lane

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A beautifully presented period ground floor one bedroom garden flat, tastefully decorated and updated, feature wood burning stove making the living atmosphere cosy and inviting. Added benefits include a courtyard garden, off street parking and a share of freehold. The three storey house has recently had extensive renovations to the exterior in 2025.

**OIRO £300,000**

**MARCHANTS**

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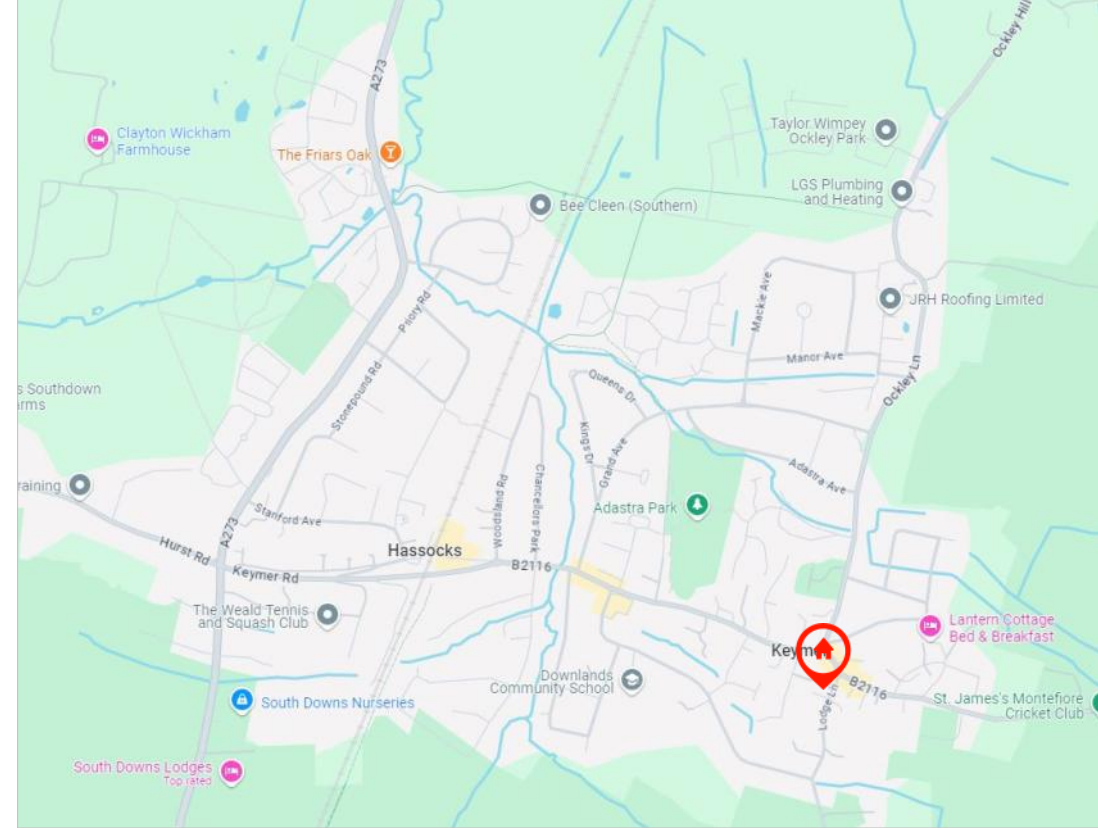
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## Features

- Period Garden Flat
- Well Presented & Updated
- Living Room with Wood Burner
- Off Street Parking
- Courtyard Garden
- Share of Freehold
- 999 Year Lease from 2006
- Close to Countryside Walks



**'Jill' Windmill located on The South Downs.**



## Location

Lodge Lane is located in the Parish of Keymer at the foot of the downs within the conservation area of an historic village.

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 (0.7 miles)
- Burgess Hill (2.4 miles)
- Brighton (8.6 miles)
- Gatwick Airport (19.7 miles)

# Accommodation

Covered porch, lantern light, external water tap. PVCu door stepping into a lovely spacious **RECEPTION HALL** Built-in double doored cupboard for coats, fitted display shelving, built-in storage cupboard housing the hot water cylinder.

**LIVING ROOM** A double aspect room, bay window with pleasant aspect over the private front garden modern PVCu sash style windows, feature wood burning stove into recess with leathered granite hearth and display shelving in inglenook. Glazed inner window to allow borrowed light. Dimplex heater.

**KITCHEN** Fully fitted cabinetry in a Farrow and Ball muted tone, to include base and wall mounted units with laminate worksurface over and inset one and half bowl stainless steel sink with Victorian style mixer tap and ornate handles. Freestanding 'Tricity Bendix' electric cooker with ceramic hob and extractor over. 'Logik' washing machine, and space for freestanding fridge. Designer graphite grey upright radiator. Ceramic tiled floor with 'Warmup' underfloor heating. PVCu door to courtyard garden.

**BEDROOM** A good sized room with a pleasant view over the private courtyard garden, two double bespoke built-in wardrobes into recess. 'Dimplex' heater.

**BATHROOM** (updated 2023) A white suite incorporating a wall mounted hand basin set into vanity unit with mirror fronted cabinet over and display shelf, back to the wall W.C. 'Roca' bath with Victorian style mixer tap and ornate handles, 'Iflo' mixer shower apparatus over. Partially ceramic tiled walls with feature mosaic tiling insert. Anthracite grey and chrome towel rail. Luxury patterned vinyl tiled floor. 'Axia' extractor.



## Garden & Parking

**COURTYARD GARDEN** Timber built summer house for extra storage with electricity.

**FRONT GARDEN** An ornamental garden with pebbled ground cover, established shrubs, and central Cordyline cabbage palm.

**SIDE DRIVEWAY** With cupboard housing meters.

Leading to **REAR GARDEN** Walled area, with a west aspect, storage shed, and seating area. Currently laid out as a shared area and can be used as **PARKING**.

## Additional Information

N.B. Freehold is shared with two other flats.

**PETS:** Allowed

**LEASE:** 999 years from 2006 (expiry December 3004)

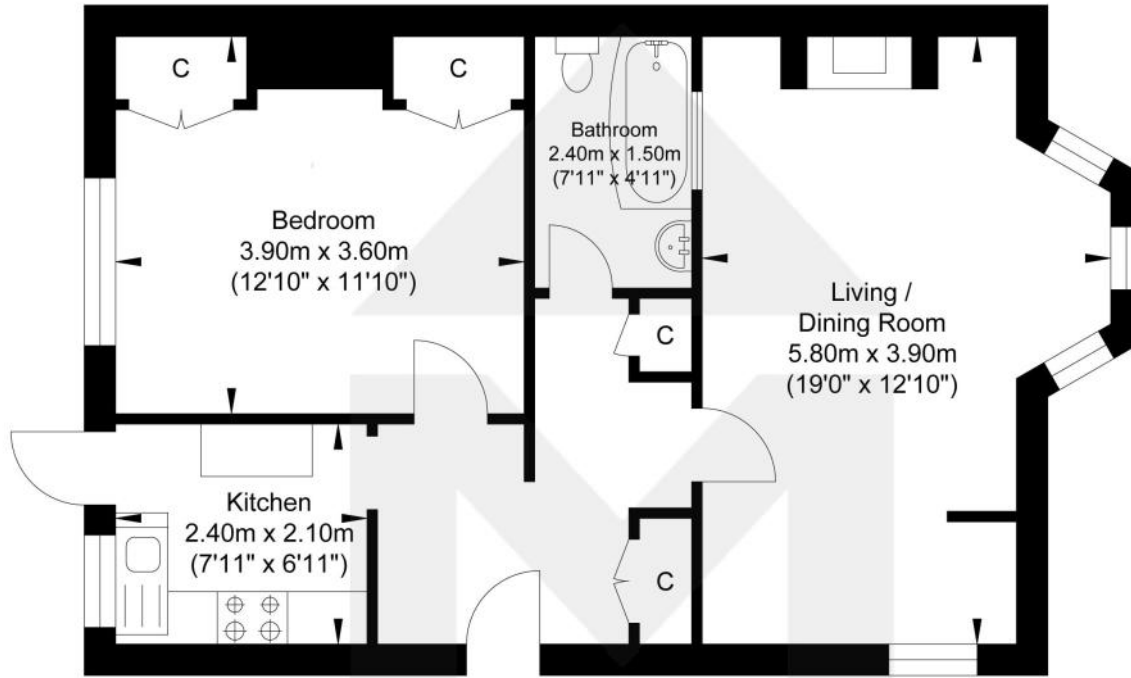
**MAINTENANCE:** £960.00pa (towards fund & building insurance)

**Council Tax Band:** B



# Floorplan

## Lodge Lane



Ground Floor  
 Approximate Floor Area  
 554.12 sq ft  
 (51.48 sq m)



Approximate Gross Internal Area = 51.48 sq m / 554.12 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.  
 1460511/GARFLAT6/SJ/MMXXVI0603

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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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