



Clerks Acre

Hassocks, West Sussex, BN6 8BE

MARCHANTS

Clerks Acre

A two double bedroom first floor flat set within a stand-alone block of just 4 flats each with private entrance and located within four hundred metres of Adastra Park. The property has a good size kitchen/diner and lounge with a pleasant view over the well-maintained communal grounds. Benefits include **share of freehold**, PVCu double glazing and gas central heating. The property is offered to the market with **no onward chain**.

OIRO £325,000

MARCHANTS

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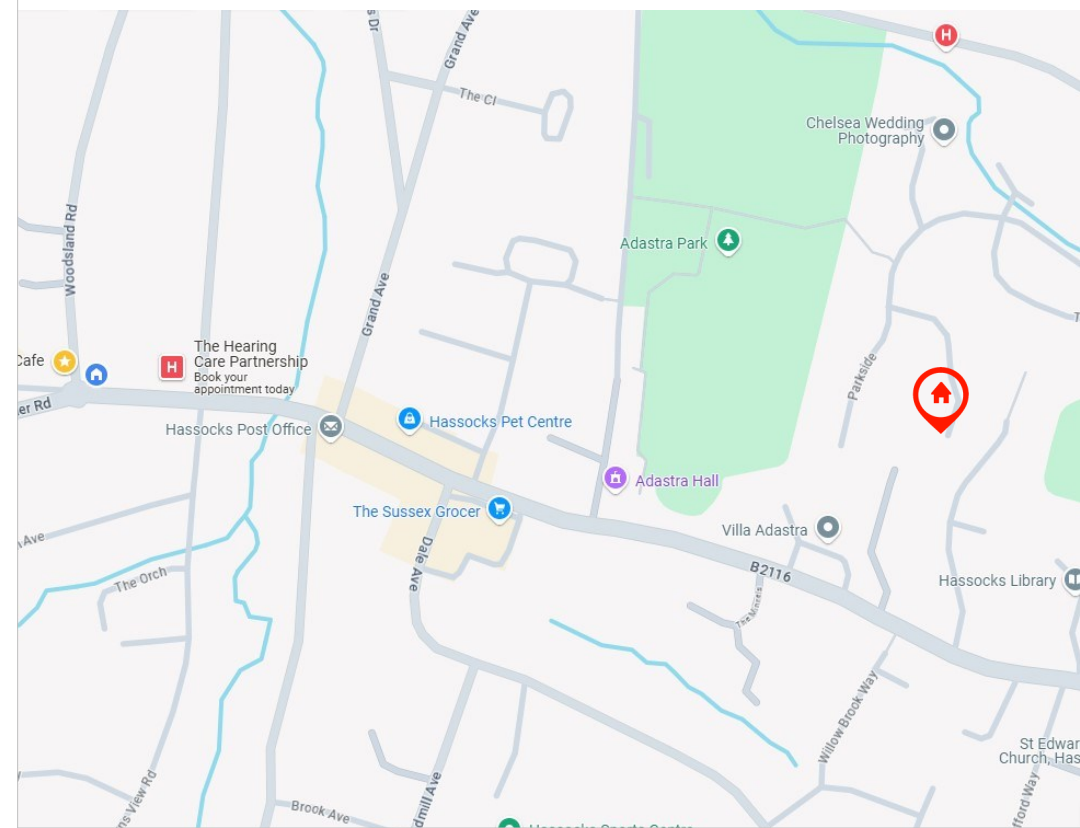
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Features

- First Floor Flat
- Two Double Bedrooms
- PVCu Double Glazed
- Private Entrance Communal Gardens
- Resident/Visitor Parking
- Stand-Alone Block of 4 Flats
- Share of the Freehold
- No Onward Chain



View of Keymer Road.



Location

The property is located just off Fir Tree Way whereby Clerks Acre phase two connects via a gate with phase one of the development which lies just off the Keymer Road allowing for easy access to the village centre approximately 600 metres distant.

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 (1.0 miles)
- Burgess Hill (4.0 miles)
- Brighton (9.6 miles)
- Gatwick Airport (22.1 miles)

Accommodation

Personal PVCu entrance door with double glazed panel & opening into:

ENTRANCE LOBBY Stairs rising to first floor leading to:

LANDING Radiator, fully glazed panel screen giving borrowed light to landing and stairs, airing cupboard housing hot water cylinder, 'Drayton' Room thermostat, further storage cupboard. Hatch to loft with retractable ladder.

LOUNGE A double aspect room, PVCu double glazed window enjoying view over communal garden, glazed panel allowing light to the Hall plus a side window. Two radiators, television aerial and telephone connection point.

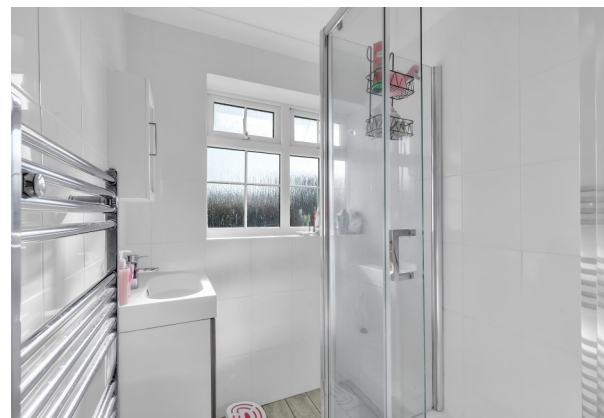
KITCHEN/DINER A double aspect room, enjoying views over the communal garden. Fitted with base and eye level units with drawers, 'wood' laminate work surfaces with inset stainless-steel sink and panelled splashback. 'Zanussi' oven and four burner gas hob with extractor hood over, integrated 'Electrolux' washing machine, 'Zanussi' Dishwasher, 'Worcester' gas boiler for central heating and hot water. Three PVCu double glazed windows. Wood effect laminate flooring.

BEDROOM ONE PVCu double glazed window enjoying view over communal gardens, fitted wardrobes and shelves, radiator.

BEDROOM TWO PVC-u double glazed window enjoying view of the communal garden, radiator.

SEPARATE W.C. Toilet, wash hand basin with tiled splash back, PVCu double glazed window. Wood effect laminate flooring.

SHOWER ROOM Comprising glazed shower cubicle, 'Mira event XS' electric shower, wash basin set into vanity unit, heated chrome ladder towel rail, ceramic wall tiling. Tiled effect laminate flooring.





Garden & Parking

Beautifully maintained communal grounds. Parking for residents and visitors.

Garages can be rented subject to availability, through PS&B Management Company.

Additional Information

Council Tax Band: B

PETS: Not Allowed

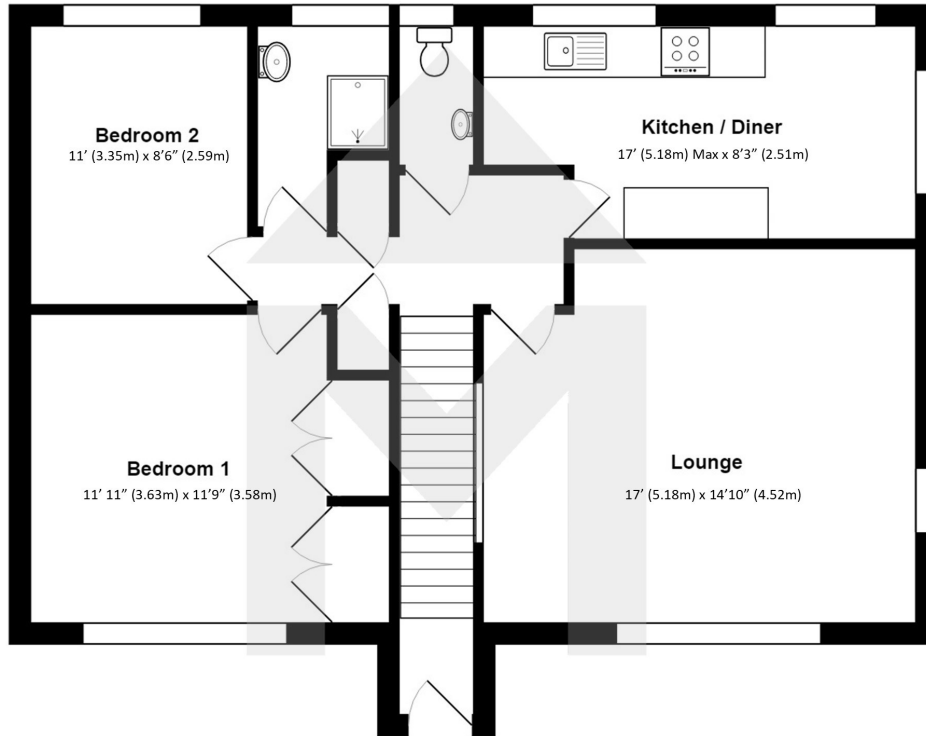
LEASE: 999 year lease from 8th December 2005 (980 years remaining).

GROUND RENT: Not applicable.

MAINTENANCE: £696.19 (payable half yearly)
Communal grounds maintenance, lighting.



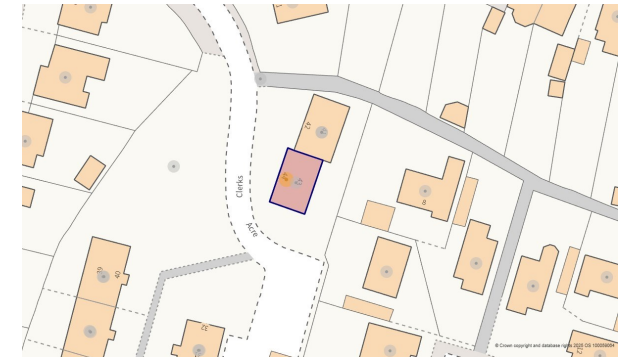
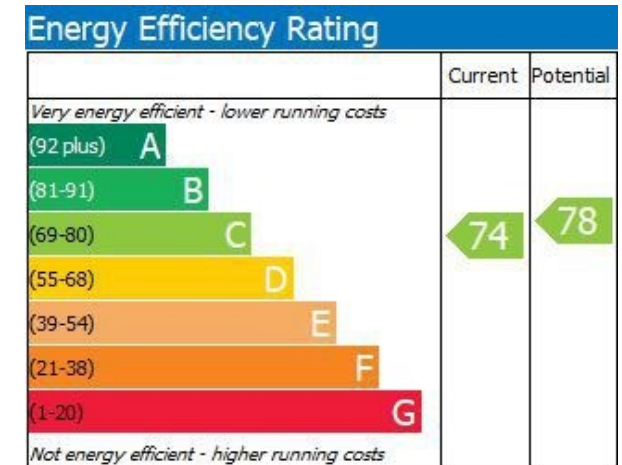
Floorplan



Total Area: 76.8 m² ... 826 ft²

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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