



## 16 St. Annes Gardens, Hassocks, BN6 8RA

£250,000

An ideal first time purchase for someone looking to put their own stamp on a property or a great investment purchase to rent out once refurnished.



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# 16 St. Annes Gardens

Hassocks

**Convenient location for shops, schools and Hassocks main line railway.**

**Council Tax band: C, EPC: C**

**Tenure: Share of Freehold**

The residents own their own share of the freehold title and have formed a company 'St Annes Gardens Residents Association LTD' giving the residents control over any communal works. St Annes Gardens is located on the corner of Keymer Road and Stafford Way just to the East of Hassocks village High Street and short walking distance of all village facilities including shops, schools and the main line railway station.

An entrance porch which is key fob access only leads into the communal hall, up one flight of stairs to the front door of the apartment. The hallway inside has a built in storage cupboard containing the fusebox and a cupboard housing the hot water tank. Doors lead off the hall to all rooms. The sitting/dining room has a wide picture window and door leading onto the balcony with views over South Downs National Park beyond. The kitchen is bright with white units at both eye and base level having laminate worktops and tiled splashbacks, there is room for appliances underneath the units with great potential for a refitted kitchen. A cupboard in the kitchen conceals the gas inlet pipe so that gas central heating could be installed with shelving above for storage.



# 16 St. Annes Gardens

## Hassocks

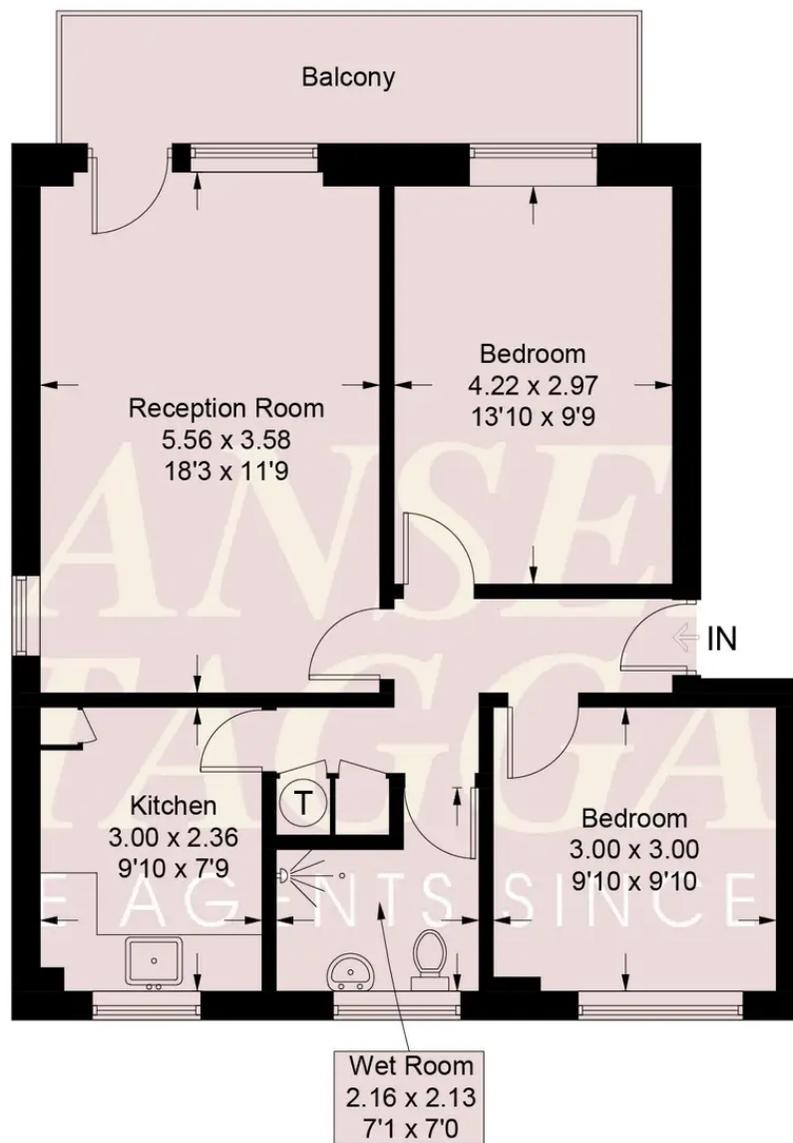
Bedroom one is a good size double with an aspect to the front elevation. Bedroom two is another double bedroom and similarly looks out to the rear. There is a bathroom with walk in/wet floor style shower, w/c and sink, again with great potential for refurbishment.

Outside, the private balcony adjoins the apartment with views to the national park. Communal gardens and grounds and a private residents only car park.

- Spacious two bedroom first floor apartment
- Forming part of this small block of six apartments with private balcony facing the South Downs
- Walk in shower/wet room
- Lounge/dining room with adjoining balcony with views
- Electric storage heaters with potential to install gas central heating
- uPVC double glazed windows and external doors
- Lease 999 years from 1970 & share of Freehold Title
- Recently rewired with new fuse box installed
- Residents communal parking



# 16 St. Annes Gardens

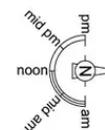


Approximate Gross Internal Area = 661 sq ft / 61.4 sq m

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