



34A Keymer Road, Hassocks, BN6 8AN

£335,000

A rarely available light and spacious three-bedroom Victorian maisonette over two floors, situated in the heart of the village and having the benefit of a private South facing rear garden, gated parking and views of the South Downs.



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34a Keymer Road

Hassocks

- Three double bedroom Victorian maisonette in the heart of the village
- Accommodation arranged over two floors plus eaves storage
- Close to all local schools, village amenities and the mainline station
- Fitted kitchen with space for appliances and window overlooking the garden
- Double aspect sitting/dining room with large picture window to the front
- Two first floor double bedrooms with master bedroom having views to the South Downs National Park plus ground floor family bathroom and optional third bedroom/study
- Private South facing garden with double gates to parking space
- Gas central heating and uPVC double glazing throughout
- Recently extended lease with 120 years remaining
- Council Tax Band: C / EPC Rating: E

This rarely available lovely light and spacious maisonette situated in the centre of the village is presented in good order throughout, has some original features and the benefit of a private South facing garden accessed by double gates and offering parking for a large vehicle such as a camper van or similar.



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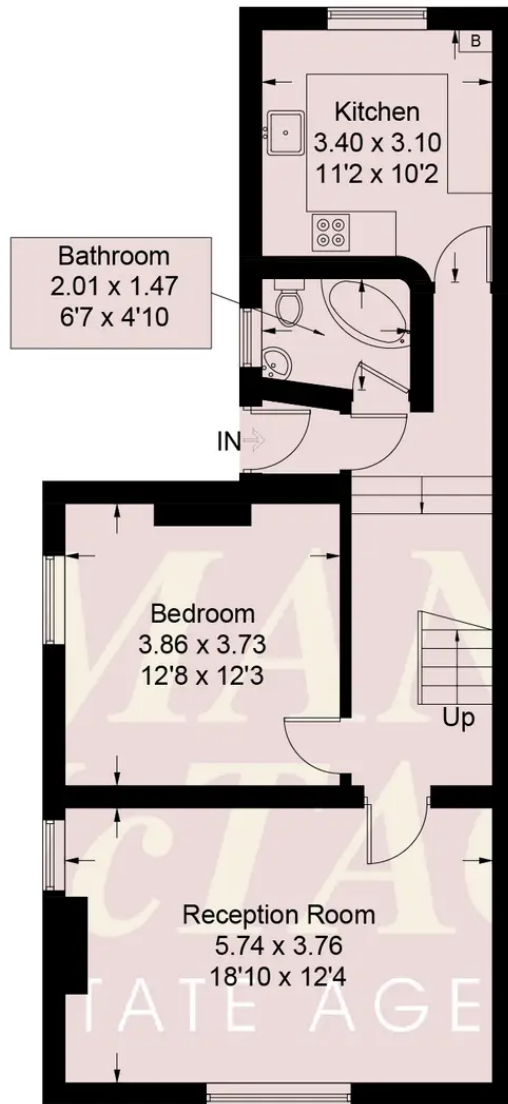
Steps rise to the front door which leads into a small porch and inner door to the generous tiled hallway which has doors to the rooms. The good size light double aspect sitting room has a large picture window to the front with another to the side and original Victorian working fireplace. There is a third bedroom currently used as an office. The kitchen which overlooks the garden is fitted with a range of light grey wall and base units with contrasting marble effect work surfaces, breakfast bar, space for appliances including 4-ring gas cooker, wall mounted 'Ideal' gas boiler and tiled floor. The family bathroom is fitted with a white suite having a corner bath with electric shower and tiled floor.

Stairs rise to a landing, with access to a large walk-in loft storage space. Stairs continue to the top floor landing, where there is a hatch to the fully boarded loft space. The double master bedroom has far reaching views to the South Downs where the Jack and Jill windmills can be seen in the distance. Bedroom two, also a double, has a window to the front, walk in eaves storage space and a pretty original Victorian fireplace.

Outside, the entrance to the maisonette is through the generous private South facing garden, accessed through a small gate or via a double gated entrance offering space for parking.

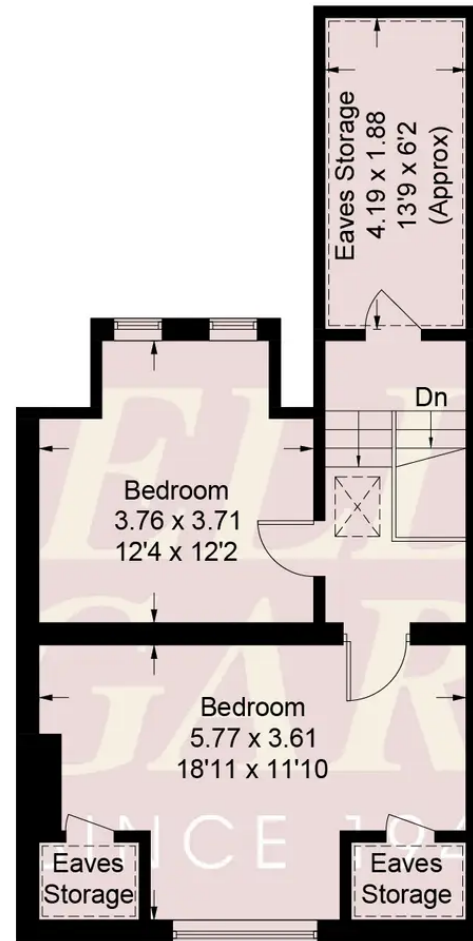
Lease: 125 years from 19th October 2018 (having been extended), 120 years remaining. Maintenance: £200.00 every 6 months payable in March & September. Ground Rent: £75.00 every 6 months payable in March & September. Buildings insurance: £295 per year





First Floor
64.8 sq m / 697 sq ft

= Reduced headroom below 1.5m / 5'0



Second Floor
51.4 sq m / 553 sq ft
(Including Eaves Storage)

Approximate Gross Internal Area = 116.2 sq m / 1250 sq ft
 (Including Eaves Storage)

For identification purposes only,
 not to scale. © Mansell McTaggart 2019

