



## 9 Heron Tye, Parklands Road, Hassocks, BN6 8JU

£175,000

A bright and spacious one bedroom first floor apartment close to the village centre, having the additional benefit of an allocated undercover parking space being sold with no onward chain, in need of modernisation.



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# 9 Heron Tye Parklands Road

## Hassocks

The personal front door leads into the entrance hall giving access to all rooms. There is an airing cupboard housing the electric emersion tank, currently not working, and another smaller yet useful storage cupboard.

The kitchen overlooks the rear with one large window, night storage heater and is fitted with a range of units with marble effect work surfaces, fridge/freezer, washing machine, electric hob/oven, extractor fan and one-and-a-half bowl sink. All appliances are included but the vendor will also remove them if required. The bedroom has a large window to the rear, has a built-in wardrobe and night storage heater. The family bathroom is fitted with a white suite comprising bath with electric shower and recessed hand wash basin with cupboards under.

Outside: The apartment has access to communal grounds having an area of lawn with mature plants and shrubs. There are communal washing lines for residents' use. Single allocated undercover parking space being the first one on the left.

Lease: 99 years from 2005, 81 years remaining  
Maintenance: £120 per calendar month  
Ground Rent: £28 per annum approximately



# 9 Heron Tye Parklands Road

Hassocks, Hassocks

**LOCATION:** Heron Tye, Parklands Road is a prime location in the heart of the village close to all local shopping facilities. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

**STATION:** Hassocks mainline railway station is within half a mile and provides fast and frequent services to London (London Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

**BY ROAD:** Access to the major surrounding areas and motorway network can be found approximately 3 miles to the South at Pyecombe.

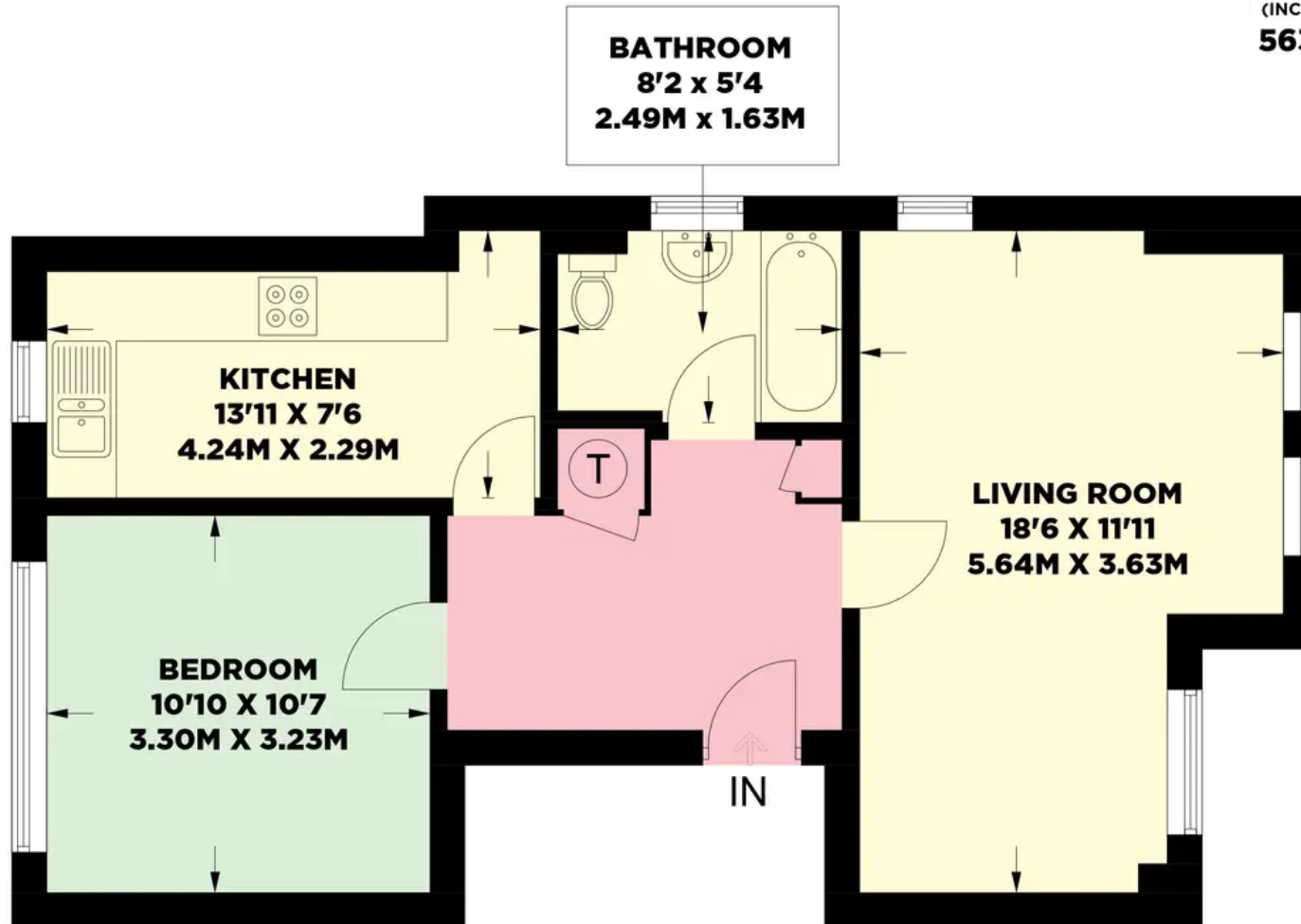
- Council Tax: B EPC: D
- Central village location
- Dual aspect large living room
- Double bedroom with fitted wardrobes
- Three-piece suite bathroom with power shower over bath, wc and basin
- Kitchen with fridge freezer, washing machine, hob/oven included
- Allocated undercover parking space
- Communal garden area with washing lines for residents
- In need of modernisation
- No onward chain



# 9 HERON TYE

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)  
**561 sq ft / 52.1 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)  
**563 sq ft / 52.3 sq m**



## First Floor

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and doors shown is an approximate interpretation for illustrative purposes only.

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