



Flat 15, Fitzjohn Court, 66 Keymer Road, BN6 8QP

£210,000

A top floor two bedroom apartment, with lift in block, warden assisted retirement flat exclusively for the over 55's. Highly maintained South facing communal gardens surround the building along with communal car parking. Superb central location offered for sale as vacant with no onward chain.



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Flat 15

Fitzjohn Court, Hassocks

A top floor two bedroom apartment, with lift in block, South facing warden assisted retirement flat exclusively for the over 55's. Residents have purchased the Freehold Title ensuring reasonable annual maintenance charges which include the services of a resident warden. The current charge is £3,354.54 per annum with monthly payments available.

The communal hallway leads up the stairs or lift to the front door into the flat. The hallway leads to all rooms and has two cupboards, one large airing cupboard housing the hot water tank and a smaller yet useful storage cupboard.

The bathroom is a three-piece suite including a shower, wc and basin; there is also access to a usable loft for storage.

The main bedroom has a large velux allowing lots of light and includes fitted wardrobes.

The second bedroom has a fitted cupboard as well as a large velux.

The kitchen was refitted in 2020 and has a number of storage cupboards as well as a fitted hob/oven and a freestanding fridge freezer. There is also a velux window in the kitchen to allow for natural ventilation.

Benefits include: a communal lounge, conservatory and laundry. Features of the apartment include: storage heating, emergency comms system, double glazing, southerly views over communal gardens to the South Downs and Jack & Jill Windmills. Fitzjohn Court is a small modern block constructed in 1998 of just 18 warden assisted apartments of varying size and style.

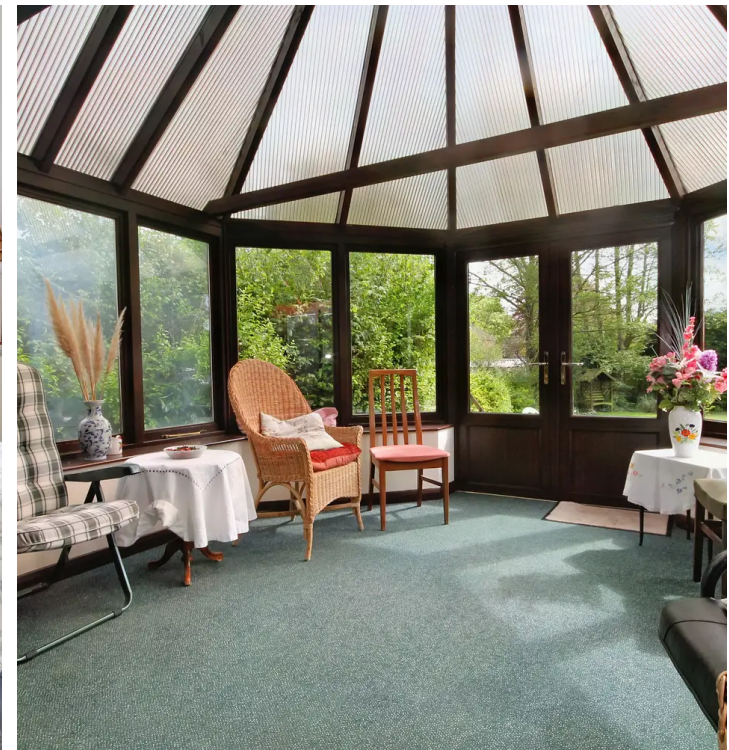


Flat 15

Fitzjohn Court, Hassocks

- Security entry phone system
- Carpeted communal hallway
- Re-fitted kitchen in 2020 with oven, hob and fridge/freezer
- Three piece suite bathroom with walk-in power shower, wc and basin
- Communal residents lounge & conservatory, communal resident laundry
- Southerly facing communal gardens with views to South Downs and Jack & Jill windmills
- Central location in great proximity to shops & station
- On-site resident manager
- Emergency intercom system with additional portable alert button
- Council tax band C – Energy performance rating C

Fitzjohn Court on Keymer Road occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks mainline railway station within one mile provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes).

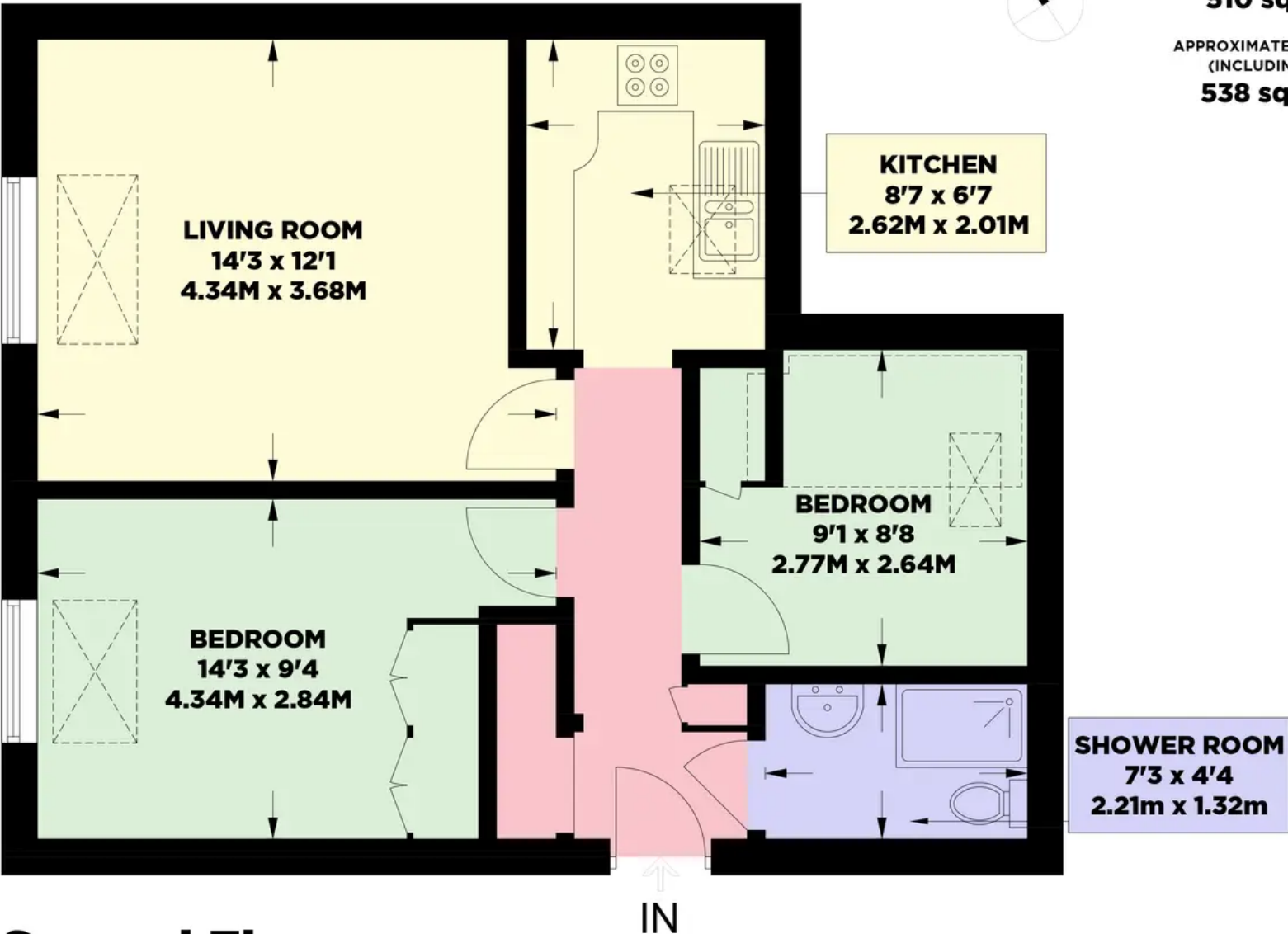


15 FITZJOHN COURT



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
510 sq ft / 47.4 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
538 sq ft / 50.0 sq m



Second 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 all 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 data shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB

has@mansellmctaggart.co.uk

mansellmctaggart.co.uk

01273 843377

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