



## 5 South Bank Lodge Brighton Road, Hassocks

A recently decorated two bedroom lower ground floor maisonette with allocated parking space in close proximity to mainline station and shops is being offered as a vacant possession with no onward chain.

£295,000



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## 5 South Bank Lodge

### Hassocks

Accessed from the side of the building is a private entrance leading into the flat, a double glazed uPVC door opens up into the hallway with doors leading to all rooms. The lounge/diner with a large double glazed uPVC bay window to the front, multiple power sockets, TV point and BT OpenReach master socket. The kitchen contains a freestanding washing machine, slimline dishwasher, integrated oven & electric hob with extractor hood overhead, freestanding fridge/freezer, the combi Worcester boiler, stainless steel sink with a double glazed uPVC window. There are a number of white base & eye level storage units. Bedroom one is a good sized double with double glazed uPVC window to side. Bedroom 2 is another double with double glazed uPVC window to rear and double glazed uPVC door to rear fire escape also leading to the outside storage cupboard. The bathroom is a fully tiled 4-piece suite containing a corner bath, a separate shower with sliding door, w/c, basin with in-built storage, heated towel rail and there are three double glazed uPVC windows for light and natural ventilation. There is also a separate w/c off the hallway with a basin, towel rail and extractor fan.

Outside, there is the private storage cupboard only used by this flat, a communal bike storage area and waste/recycling bin area. There is also the one allocated parking space.

This property is being offered with a new lease of 99 years, ground rent of approximately £200pa and maintenance charge of £1200pa.



# 5 South Bank Lodge

## Hassocks

- Maisonette with private entrance
- Allocated parking space for one car
- Close proximity to mainline station and shops
- Large living room with bay window
- 4 piece suite bathroom
- Separate w/c
- Private outside storage cupboard & communal bike storage area
- New lease of 99 years
- Vacant possession with no onward chain
- Council tax band C - Energy performance rating D

**LOCATION** South Bank Lodge is a previously converted care home just off of Brighton Road in close proximity of Hassocks mainline railway station and local shops. Hassocks station provides fast and frequent services. Hassocks village facilities include various shops, boutiques, cafes and restaurants, sub post office and modern health centre, as well as excellent nursery, primary and secondary schooling. By road, access to the major surrounding areas can be found via A23 approximately 3 miles to the South at Pyecombe. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.

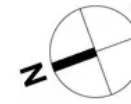
**DIRECTIONS:** From our office in Hassocks village proceed West on the Keymer Road, over the mini roundabout and under the railway bridge, at the Stonepound Crossroads turn left heading south towards Pyecombe and take the left hand turn leading into the car park for the block.



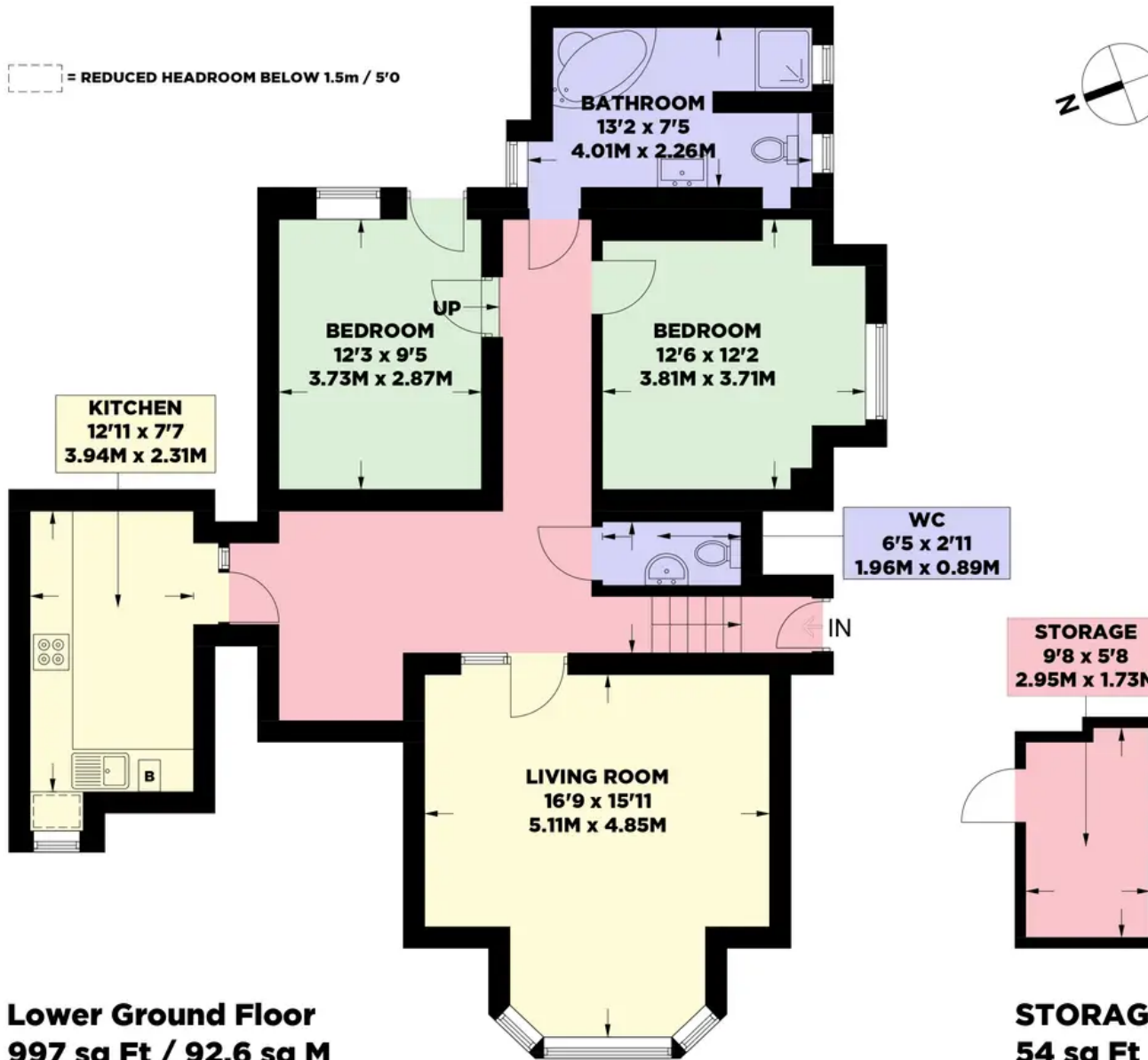
# 5 SOUTH BANK LODGE

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS / STORAGE)  
**988 sq ft / 91.8 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS / STORAGE)  
**1051 sq ft / 97.6 sq m**



= REDUCED HEADROOM BELOW 1.5m / 5'0



**Lower Ground Floor**  
**997 sq Ft / 92.6 sq M**

**STORAGE**  
**54 sq Ft / 5.0 sq M**  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

- 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.

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