



## Flat E, 1 Downs View Road, Hassocks, BN6 8FL

£335,000

This nearly-new, two bedroom top floor flat with two en-suite bathrooms, allocated parking space with large open plan kitchen/diner and lounge in central Hassocks in close proximity to high street shops and mainline train station is a must-view for all prospective first time buyers and landlords.



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# Flat E

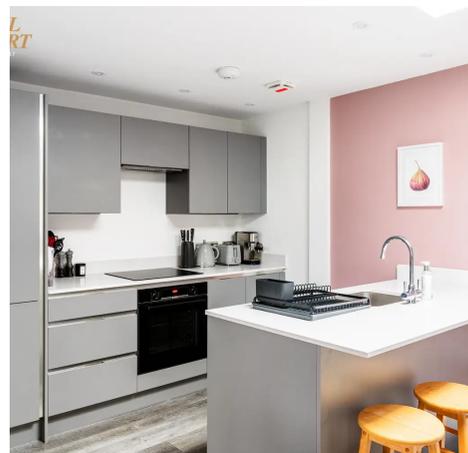
1 Downs View Road, Hassocks

A spacious two bedroom 2nd floor flat with amazing views of the South Downs, located in the centre of Hassocks, a 4 minute walk from the mainline train station.

At street level, a communal front door leads you into the shared hallway with stairs leading to the flat's front door. Through the door into the flat is a hallway with two double glazed sky lights and doors leading to all rooms. In the hall there is a cupboard housing some shelves, the electric slimline boiler and hot water tank. Off the hallway is a separate cloakroom with w/c and basin with vanity storage.

The open plan kitchen/diner lounge is a large and bright L-shaped room offering ample space for living and dining areas. The kitchen, which includes a good number of base and eye level units, is fully fitted with integrated appliances including a fridge/freezer, oven, induction hob & extractor hood. The Island/breakfast bar which has a double glazed skylight above it, is fitted with a slimline dishwasher, washing machine and stainless steel sink. Throughout the rest of the room there is plenty of space available for a dining table and a separate section for sofas/TV area, alongside two double glazed windows with fitted blinds.

Bedroom one is a large double, with a freestanding wardrobe and plenty of space for a double bed and further storage options as required. There is a double glazed window with a lovely view of the South Downs and a 3-piece en-suite with large shower cubicle, w/c, basin with vanity storage and heated towel rail.



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1 Downs View Road, Hassocks

Bedroom two is another double with a double glazed window also facing towards the South Downs and has a 3-piece en-suite bathroom with shower over bath, w/c, basin with vanity storage and heated towel rail.

Outside, there is an allocated parking space, a communal bin area and a keypad protected communal bike storage area available to all residents.

The lease has approximately 122 years remaining, the ground rent is £235pa, the service charge is approximately £1,780pa and benefits from having approximately 7 years remaining of a 10-year NHBC guarantee.

- Two double bedrooms both with 3-piece en-suite bathrooms
- Large open plan L-shaped kitchen/diner/lounge
- Fully fitted kitchen with integrated appliances
- Keypad entry system with camera and microphone
- One allocated parking space
- Communal bike storage area
- Long lease with approx. 122 years remaining
- Approx. 7 year remainder of NHBC guarantee
- Central Hassocks location in close proximity to high street shops and mainline train station
- Council Tax: C, Energy Performance Rating: D



# Flat E, 1 Downs View Eoad

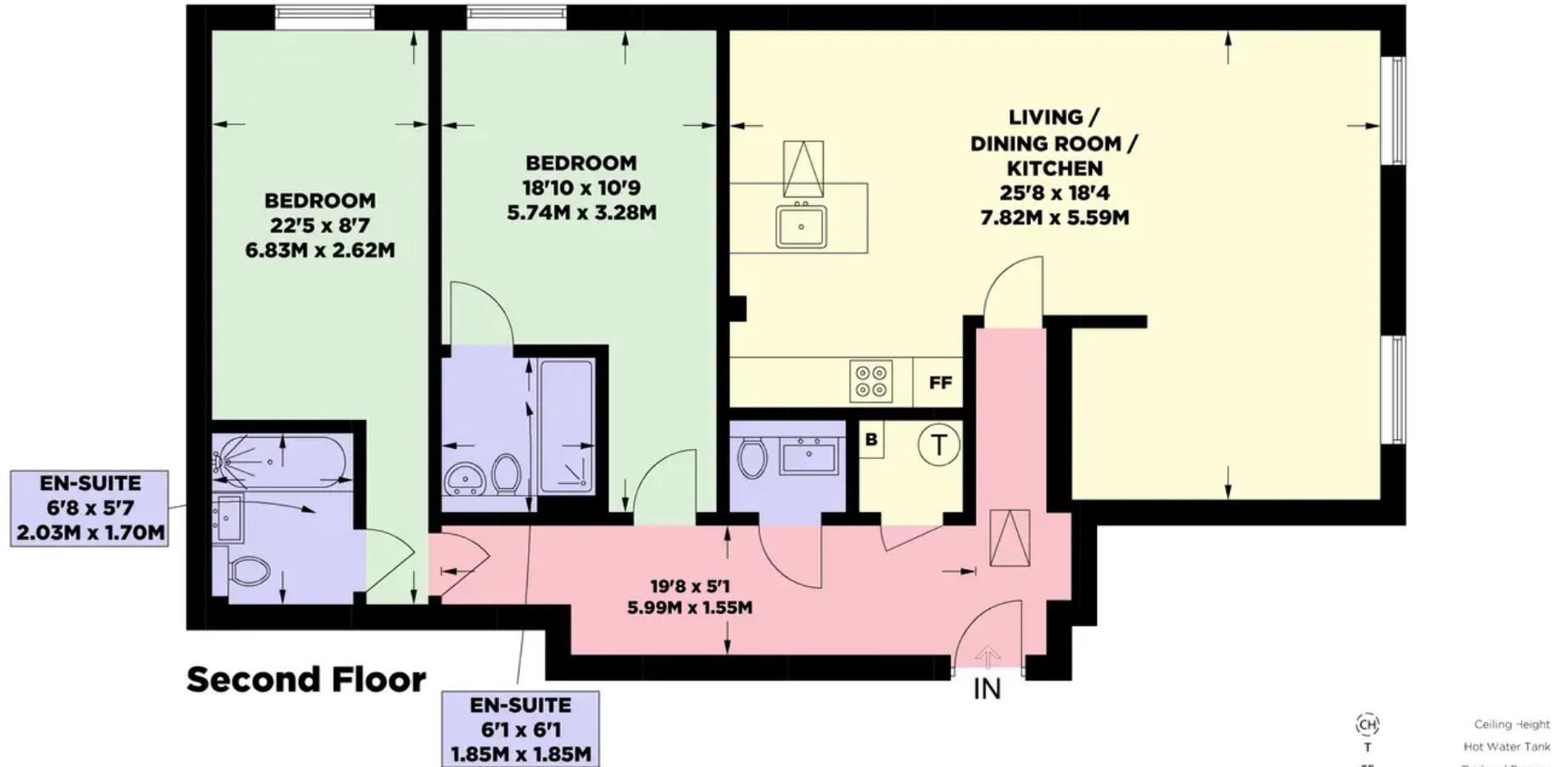


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING LIMITED USED AREAS)

**1022 sq ft / 94.9 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING LIMITED USED AREAS)

**1029 sq ft / 95.6 sq m**



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