



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.



Flat E

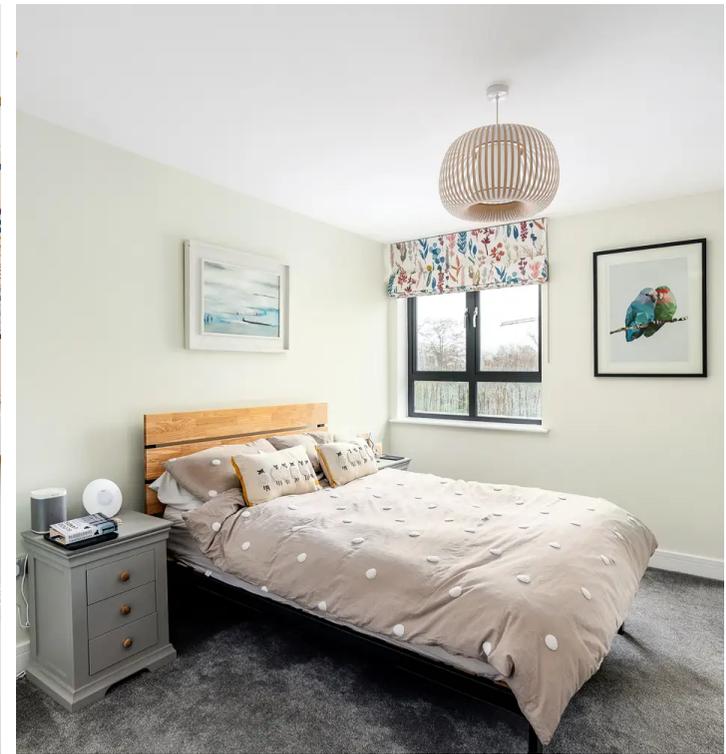
1 Downs View Road, Hassocks

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

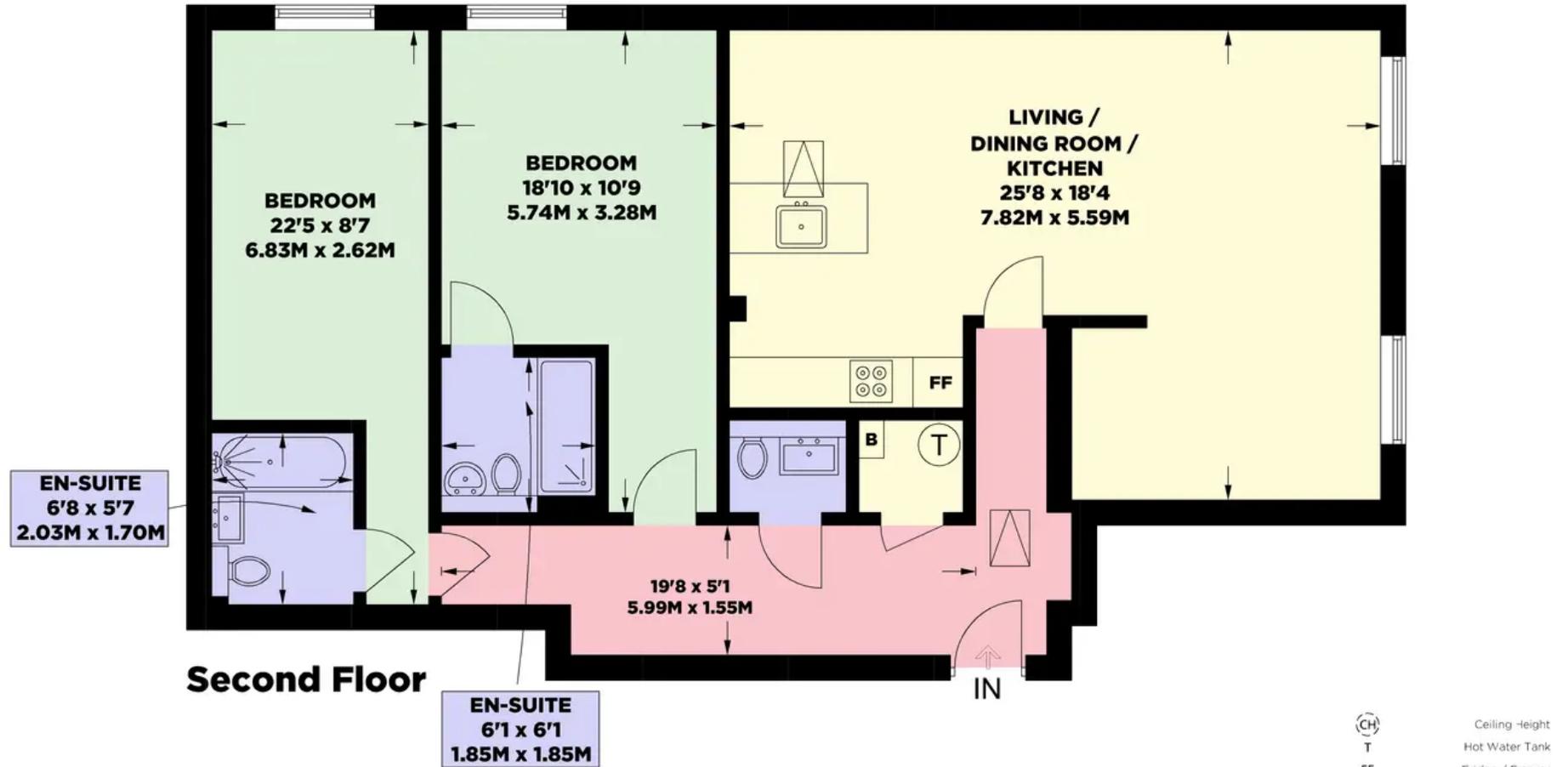


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

1022 sq ft / 94.9 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)

1029 sq ft / 95.6 sq m



Second Floor

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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 shown is an approximate interpretation for illustrative purposes only.

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Property
Measurer**

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