



Flat 3, Orchard House, 2 Orchard Lane, BN6 8QF

£345,000

A two double bedroom, first floor, purpose built apartment, one of just six built to a very high specification in 2010 by Berkeley Homes. Conveniently situated in the heart of Hassocks village, adjoining Aadastra Park and within a few minutes walk of the main line railway station and all village amenities. Views of the South Downs National Park are enjoyed from the reception room. Allocated car parking space.



**MANSELL
McTAGGART**
Trusted since 1947

Flat 3

Hassocks

Video Entry Phone

Communal Hall: Stairs to first floor. Front door to:

Hall: Storage cupboard, utility/airing cupboard, plumbing for washing machine.

Bedroom One: fitted wardrobes, window to rear.

Bedroom Two: double aspect, window to rear and side.

Bath & Shower Room: 'Villeroy and Boch' suite, panel enclosed bath, wash hand basin on vanity shelving, low level WC, oversized shower cubicle with twin headed shower, window to side.

Double doors from hall to:

Double Aspect Open Plan Living/Kitchen:

Kitchen Area: integrated 'AEG' appliances, integrated fridge and freezer, integrated dishwasher, stainless steel oven, separate microwave, induction hob, pull out fitted hood, stainless steel sink unit, window to rear with views.

Living Area: bay Juliet Balcony with views, fitted furniture.

Outside: parking space number 3.

Service Charge is £1,282.13 half yearly through Hobdens Property Management Ltd. Ground Rent: £300.00 per year. Share of freehold.



Flat 3

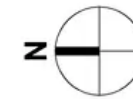
Hassocks

- Excellent centre of village location
- Short walk of the main line railway station
- Video entry phone system
- Carpeted communal hallways
- Sizeable open plan kitchen/dining/living room with Juliet balcony and views to the South Downs National Park
- Master bedroom with fitted wardrobes
- Family bath & shower room/wc with Villeroy & Boch suite
- Allocated car parking space
- Communal grounds & gardens
- Council tax band: C – Energy performance rating: C
Service Charge: £1,282.13 (half yearly)

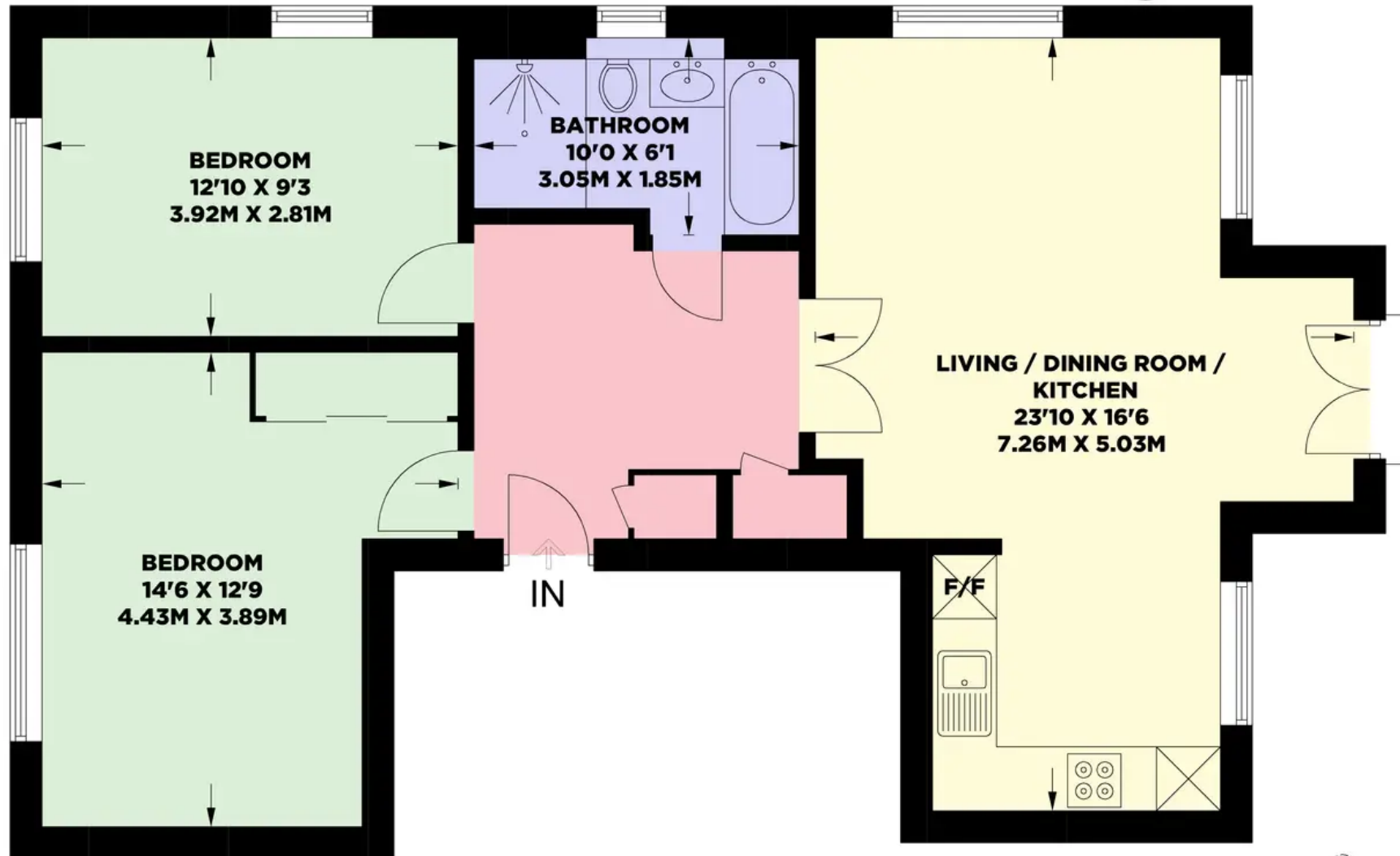
Orchard Lane occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks mainline railway station is within one mile and provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). 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. By road, access to the major surrounding areas and motorway network can be found approximately 3 miles to the south at Pyecombe.



FLAT 3 ORCHARD HOUSE



APPROXIMATE GROSS INTERNAL AREA
752 sq ft / 69.9 sq m



First Floor

© Mansell McTaggart 2024
 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 details 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

**MANSELL
 McTAGGART**
 Trusted since 1947



**Certified
 Property
 Measurer**

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

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the name of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.