



Flat 3, Fitzjohn Court, 66 Keymer Road, BN6 8QP

£160,000

A ground floor studio apartment forming part of this select modern development exclusively for the over 55s being offered as a vacant possession with no onward chain. Constructed in 1998 of just 18 warden assisted apartments of varying size and style.



**MANSELL
McTAGGART**
Trusted since 1947

Flat 3

Fitzjohn Court, Hassocks

Communal front door with entry telephone system.

CARPETED COMMUNAL HALL private front door into:

HALL fitted carpet, night storage heater, electric consumer unit, telephone point, entry telephone, smoke alarm, door to bed/sitting room, door to bathroom, doorway to:

KITCHEN attractively fitted at both eye and base level with a light Beech wood fronted range of units comprising, stainless steel single bowl single drainer sink unit inset in granite effect worktops having cupboards and drawers under, space for slimline dishwasher, tall fridge/freezer, stainless steel four ring electric hob with matching filter hood over, 'Candy' stainless steel electric multi function oven with cupboards above and beneath, microwave shelf, wall cupboards, vinyl floor covering, tiled splashbacks, uPVC double glazed window.

BAY FRONTED BEDROOM/SITTING ROOM plus built-in airing cupboard and built-in wardrobe/storage cupboard, fitted carpet, night storage heater, telephone and TV point, uPVC double glazed bay window to front.

SHOWER ROOM/WC (formerly bathroom) white suite comprising, oversized shower tray with screen and 'Mira' shower unit over, low level WC, newly fitted vinyl floor covering, tiled splashbacks, extractor fan.



Flat 3

Fitzjohn Court, Hassocks

COMMUNAL RESIDENTS' LOUNGE & CONSERVATORY, LAUNDRY. SOUTH FACING COMMUNAL GARDENS CAR PARKING (In front of block) for residents and visitors.

SHARE OF FREEHOLD The residents have purchased the Freehold of the block in order to maintain a cost effective maintenance charge and each resident is a shareholder of the Management Company.

Residents have purchased the Freehold Title ensuring reasonable annual maintenance charges which include the services of a resident warden.

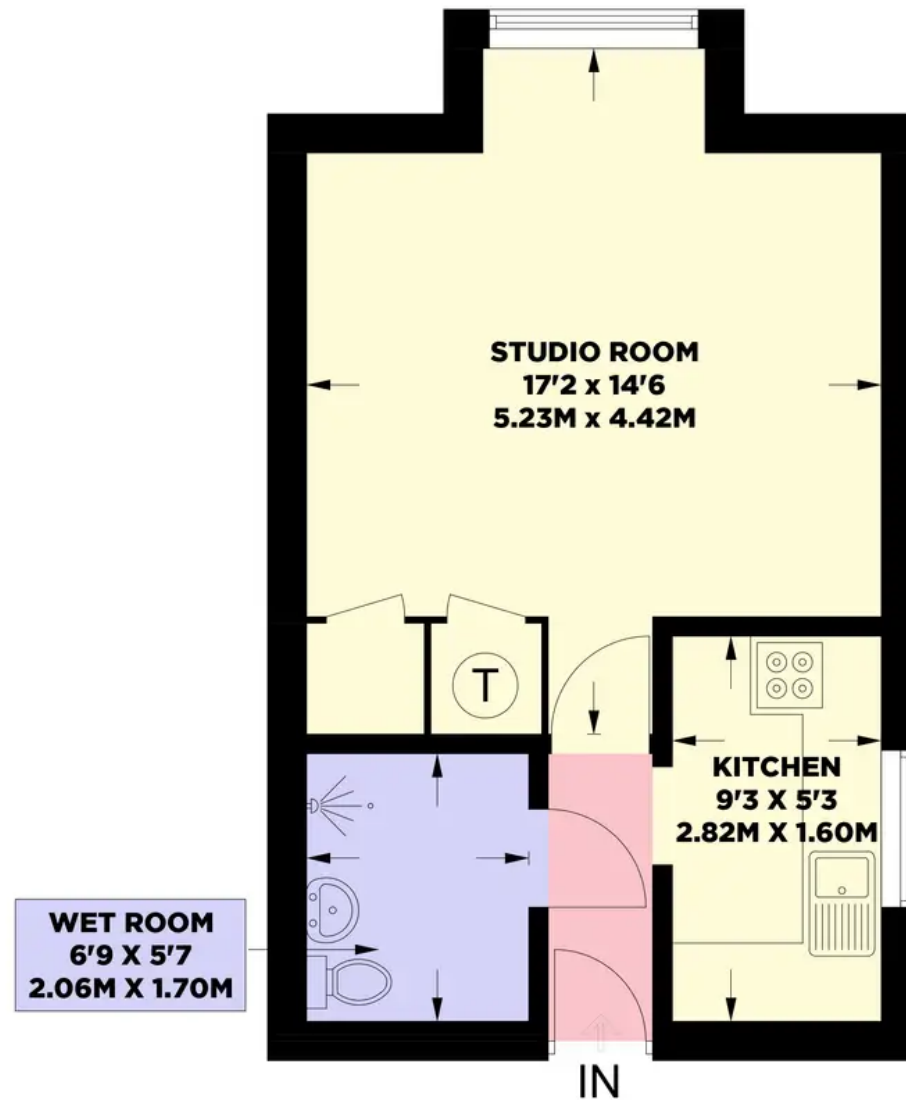
- Communal lounge, conservatory and laundry
- Electric storage heating
- Southerly views over communal gardens to the South Downs and Jack & Jill Windmills
- Fitted kitchen with some integrated appliances
- Shower room with large shower tray and newly fitted vinyl flooring
- Communal parking for residents and visitors
- On site manager for residents
- Vacant possession with no onward chain
- Maintenance charge £1872pa and Ground rent £120pa approximately
- Council Tax band: A. Energy performance rating: C



FITZJOHNS COURT

APPROXIMATE GROSS INTERNAL AREA

330 sq ft / 30.7 sq m



Ground Floor

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

© 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 all area 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

mansellmctaggart.co.uk

01273 843377

**MANSELL
McTAGGART**
Trusted since 1947

**Certified
Property
Measurer**

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 tenure 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.