



28 Clerks Acre, Hassocks, BN6 8QY

£220,000

This first floor maisonette in a sought-after private cul-de-sac in close proximity to the High Street shops and mainline train station, has its own private entrance and is being offered as a vacant possession with no onward chain. Buyers please note that this property has approximately 35 years remaining on the lease, but is suitable to an only cash-buyer purchase as mortgage lenders may not lend.



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28 Clerks Acre

- First floor maisonette with private entrance
- Two good size double bedrooms
- Recently refitted shower room with separate wc
- Fitted kitchen with dining area, separate large living room
- Residents parking
- Close proximity to the High Street and mainline train station
- Hallway with airing cupboard, storage cupboard and access to loft storage
- 35 years remaining in lease; maintenance charge paid 6 monthly with last payment being £828.09
- Vacant possession with no onward chain
- Council tax band: B – EPC rating: D

The maisonette has a private entrance with the front door leading to the stairs to the first floor, currently fitted with stairlift, with doors leading to all rooms. The large living room is a bright room having a large uPVC double glazed window to the front, multiple plug sockets, TV point and electric fireplace with plenty of space for sofas and chairs. The kitchen/diner has two uPVC double glazed windows to the rear and has a good number of eye and base level cream storage cupboards. There are a number of integrated appliances including a Bosch 4 ring gas hob and extractor hood, Bosch oven/grill, freestanding Bosch slimline dishwasher, freestanding Beko washing machine and integrated under cabinet fridge and freezer separately. There is space for a dining table in the kitchen/diner.



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Off the hallway is a split bathroom with a WC and basin separate to the newly fitted shower, basin and vanity storage. There is a frosted uPVC double glazed window in both these rooms for natural ventilation.

Bedroom one is a bright, large double bedroom with a uPVC double glazed window to the front, fitted wardrobes, fitted drawers, fitted vanity area and two side tables. There is a power socket and TV point suitable for a wall mounted TV.

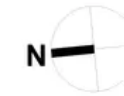
Bedroom two is also a good size double, suitable as a spare bedroom or office space with a uPVC double glazed window to the rear.

Outside, residents benefit from parking spaces offered on a first come first serve basis.

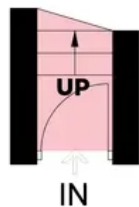
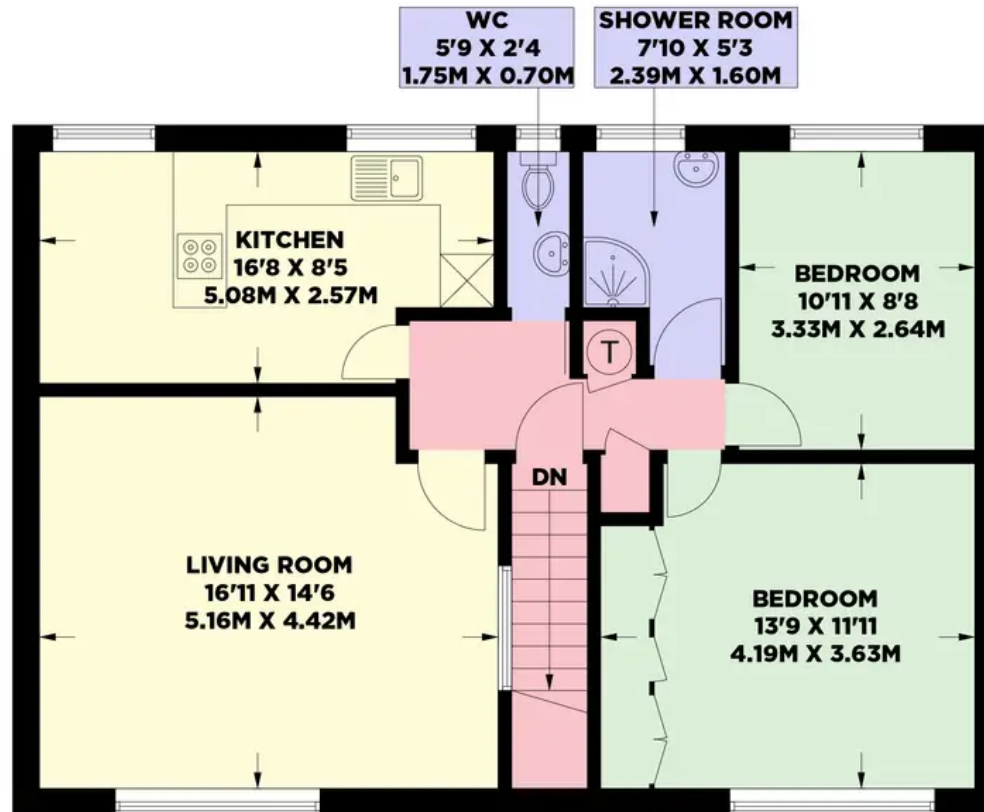
LOCATION The property stands in this established residential close directly off the main Keymer Road with its comprehensive range of shopping facilities, amenities and high ranking schools. The market town of Burgess Hill is two miles to the north and to the south the business and entertainment centre of Brighton is some eight miles. Hassocks is surrounded by some of the county's most picturesque countryside interspersed with numerous bridleways and footpaths linking with neighbouring districts.



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APPROXIMATE GROSS INTERNAL AREA
821 sq ft / 76.3 sq m



Ground Floor
13 sq Ft / 1.2 sq M

First Floor
808 sq Ft / 75.1 sq M

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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 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.

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Property
Measurer**

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