



Flat 8, Semley Lodge, 2 Semley Road

A one bedroom 2nd floor flat situated within close walking distance to Hassocks mainline station and village with all local amenities and schools, the property is currently being rented out and would be ideal for an investment or first time buyer. Being sold with no ongoing chain.

£200,000



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Flat 8

Semley Lodge, Hassocks

- One bedroom flat
- Ideal buy to let
- Walking distance to Hassocks station
- Communal gardens
- Parking
- No ongoing chain
- Share of freehold – (999 year lease from 2014)
- Gas central heating
- Bathroom
- EPC: C Council tax: B

This one bedroom second floor flat comprises of a entrance hallway with loft hatch and cupboard housing a Glo worm combi boiler. It has a good size bedroom, family bathroom with panelled bath with shower attachment, WC, sink and vanity unit with integrated cupboard. The living room is of generous proportion and has an adjoining fitted kitchen with a selection of wall and floor mounted units with space for washing machine, fridge freezer, dishwasher, integrated oven and four ring gas hob. Outside there are well maintained communal gardens and ample parking spaces. Service charge currently £814.00 per 6 months.



Flat 8

Semley Lodge, Hassocks

Semley Lodge is a small development of apartments situated in Semley Road within a short level walk of a small parade of shops and Hassocks mainline railway station providing 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, as well as excellent primary, secondary and nursery schooling. By road, access to the major surrounding areas and motorway network can be found approximately 3 miles to the south at Pyecombe.

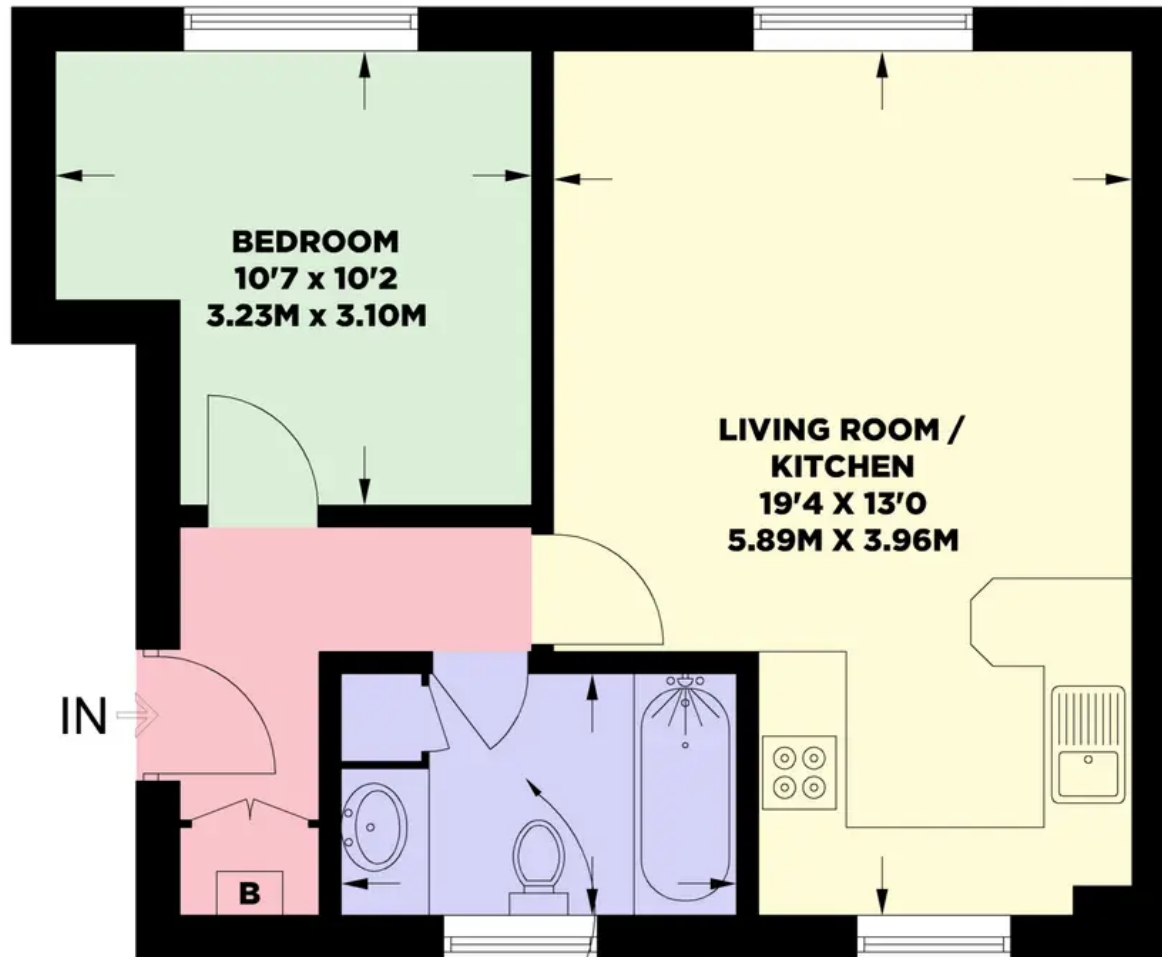
From our office in Hassocks Village proceed West on the Keymer Road over the mini roundabout and under the railway

bridge, take the first right into Station Approach West then left into Stanford Avenue, first right into Semley Road.



FLAT 8, SEMLEY LODGE

APPROXIMATE GROSS INTERNAL AREA
429 sq ft / 39.9 sq m



BATHROOM
8'10 X 5'6
2.69M X 1.68M

Second Floor
429 sq Ft / 39.9 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 calculations. All site plans are for illustration purposes only and are not to scale. 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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**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

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