



Flat E, 48 Keymer Road, Hassocks, BN6 8AR

£325,000

This spacious, 3 bedroom split level maisonette on Hassocks High Street in close proximity to local shops, schools and mainline train station with South-facing private garden is being offered as vacant possession with no onward chain, would benefit from some updating.



**MANSELL
McTAGGART**
Trusted since 1947

Flat E, 48 Keymer Road

Hassocks

The entrance to the flat is through the back garden off a side path from Parklands Road, up the stairs in the rear garden into the utility room in the flat. The utility has a few eye and base level units, a stainless steel single bowl sink with space and plumbing for washing machine and tumble dryer. From the utility leads into the hallway with doors leading to all rooms on the first floor and an internal staircase leading to both bedrooms on the second floor.

On the first floor is the downstairs bathroom which has a tiled floor, sink with vanity storage underneath, w/c, power shower over bath with rainfall shower head and separate detachable shower head and a frosted uPVC double glazed window. The kitchen/diner has hardwood flooring, a number of eye and base level units, a fitted breakfast bar with storage and space for two stools underneath, a stainless steel sink with draining board, an electric oven, gas hob with extractor hood overhead and space for a dishwasher and fridge freezer. There is a cast iron fireplace which can be used and a large cupboard housing the Glow Worm combi boiler. The living room is to the front of the property with a large sash window to the front elevation allowing lots of light. There is plentiful space for sofas/chairs and a TV unit. There is also an open fireplace in the living room. The third bedroom is on this floor which is a good size single bedroom suitable for an office space with a sash window to the front.



Flat E, 48 Keymer Road

Hassocks

Up the stairs leads to the second floor with the remaining two bedrooms. Bedroom two is to the rear which is a large double with a uPVC double glazed window to the rear with views to the South Downs, a decorative fireplace and plentiful space for king size bed, storage and desk space. The remaining bedroom is a larger double with decorative fireplace, plentiful space for a king/superking bed and space for storage cupboards, wardrobes and more. This bedroom has a Velux uPVC double glazed window with fitted electric blind.

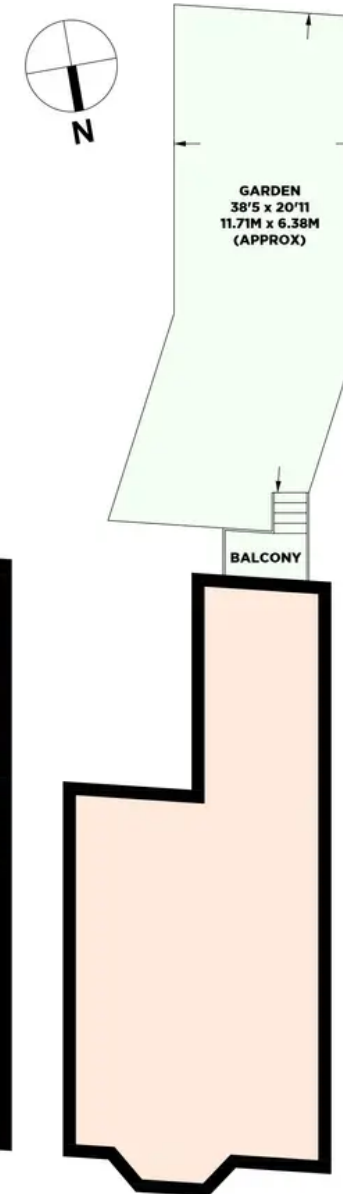
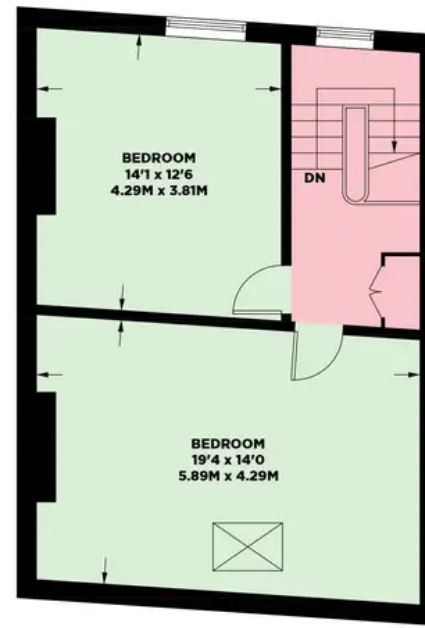
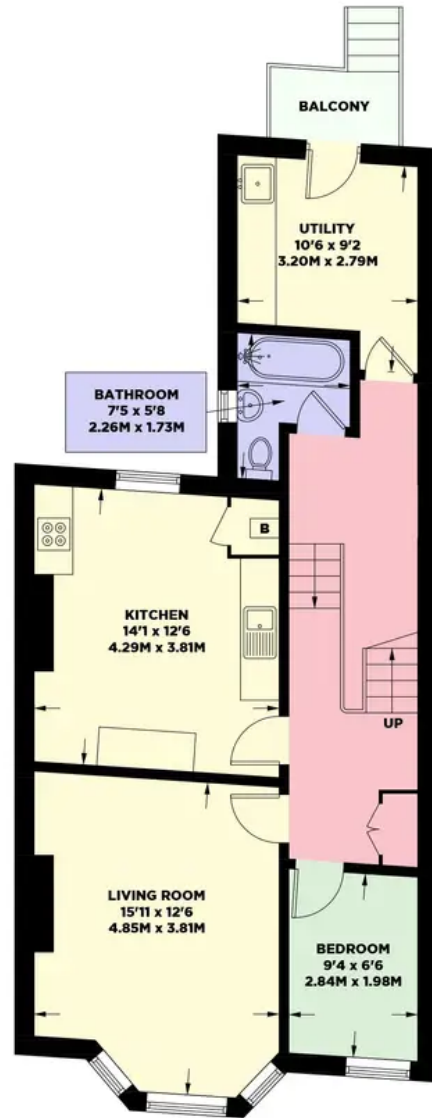
Outside, the garden is south facing with a patio area with plenty of space for outside storage.

- Two double bedrooms with further single bedroom
- Kitchen/diner with separate utility room
- Living room with large bay window
- Bathroom with shower over bath
- South facing private garden with beautiful views to the South Downs
- Close proximity to shops, schools and mainline train station
- 125 year lease from 29/11/2017
- Maintenance paid as and when, no monthly charges
- Vacant possession with no onward chain, would benefit from some updating
- Council tax band: B – EPC rating: E



48 KEYMER ROAD

APPROXIMATE GROSS INTERNAL AREA
1276 sq ft / 118.5 sq m



- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W 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
has@mansellmctaggart.co.uk
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 do not 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.