



Flat 1, Orchard House, 2 Orchard Lane, BN6 8QF

£345,000

A two double bedroom, ground floor purpose built apartment with privately owned patio area, one of just six built to a very high specification in 2010 by Berkeley Homes. Conveniently situated in the heart of Hassocks village, adjoining Adastral Park and within a few minutes' walk of the main line railway station and all village amenities being offered as vacant possession with no onward chain.

Leasehold



Flat 1

Orchard House, Hassocks

Video Entry Phone

Communal Hall: Leads to front door to flat, stairs leading to the other apartments.

Hall: Storage cupboard, utility/airing cupboard, freestanding AEG washing machine.

Bedroom One: fitted wardrobes, dual aspect windows to rear and side

Bedroom Two: good size double, window to rear

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:

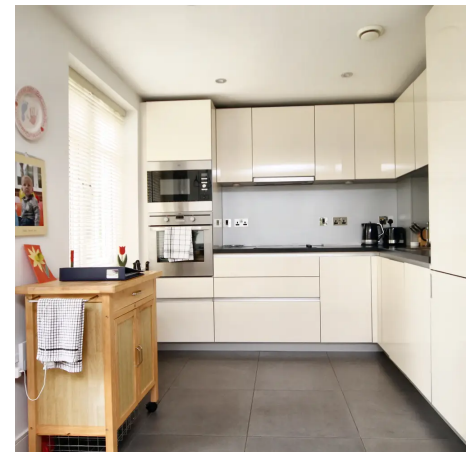
Dual Aspect Open Plan Living/Kitchen:

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

Living Area: French patio doors leading to privately owned patio garden

Outside: parking space number 1.

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

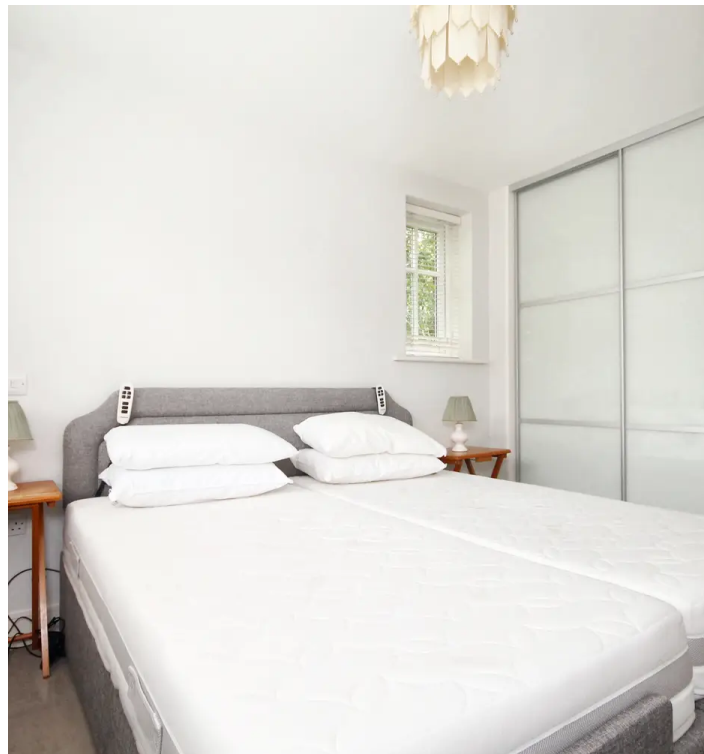


Flat 1

Orchard House, Hassocks

- Excellent centre of village location
- Short walk of the main line railway station
- Two double bedrooms
- Open plan kitchen/dining/living room with doors leading to privately owned patio garden
- Dual aspect main bedroom with fitted wardrobes
- Allocated car parking space
- Communal grounds & gardens
- Vacant possession with no onward chain
- Service Charge: £1,282.13 (half yearly)
- Council tax band: C , Energy performance rating: C

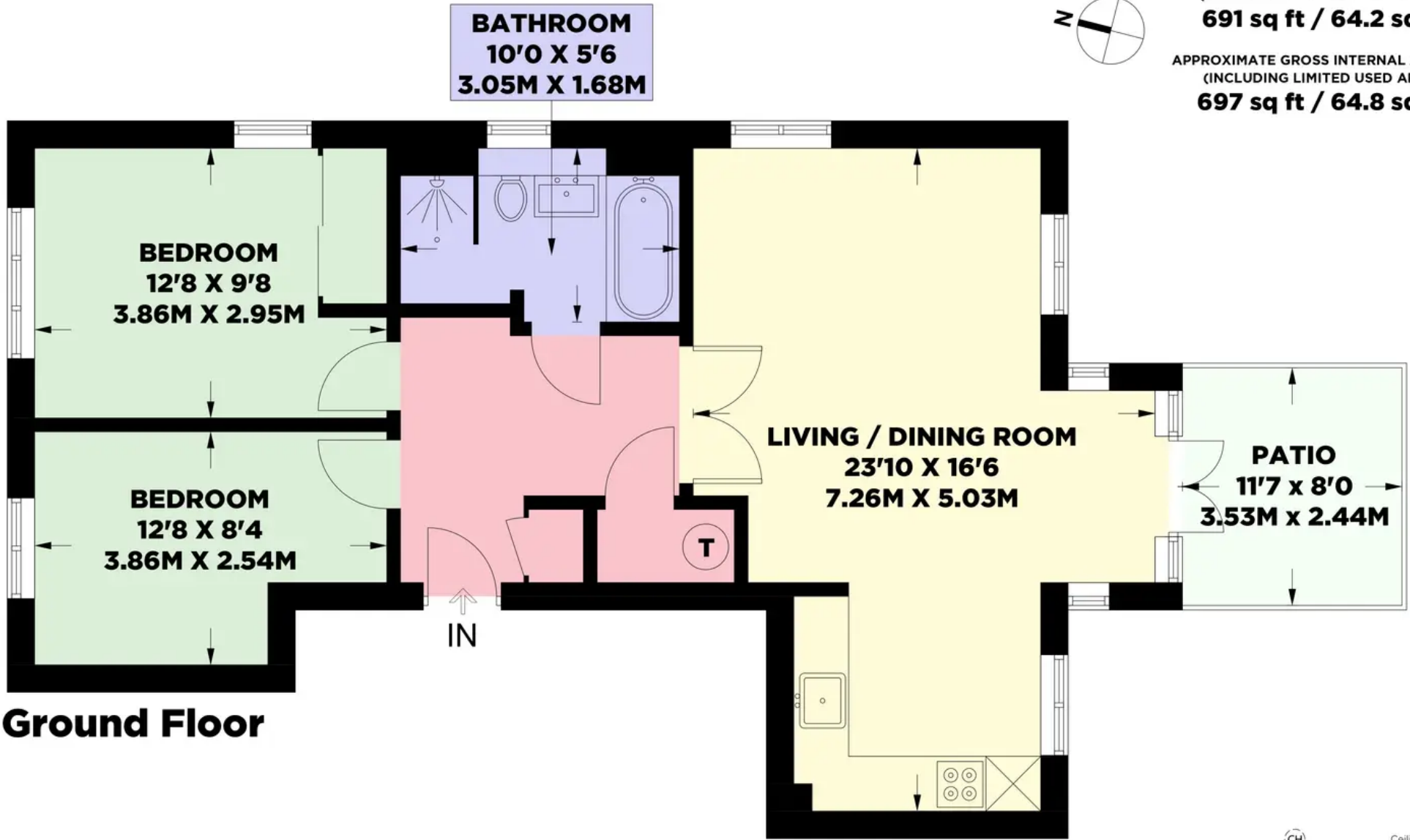
Orchard Lane occupies a prime location in the heart of the village close to all local shopping facilities. Hassocks mainline railway station is within one mile and provides fast and frequent services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 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.



1 ORCHARD HOUSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
691 sq ft / 64.2 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
697 sq ft / 64.8 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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