



10 Heron Tye Parklands Road, Hassocks, BN6 8JU

£315,000

A lovely spacious two bedroom penthouse apartment close to the village centre, having the additional benefit of a substantial west facing roof terrace and a garage. Situated in the heart of Hassocks village in close proximity to the high street shops and mainline station.



**MANSELL
McTAGGART**
Trusted since 1947

10 Heron Tye, Parklands Road

Hassocks

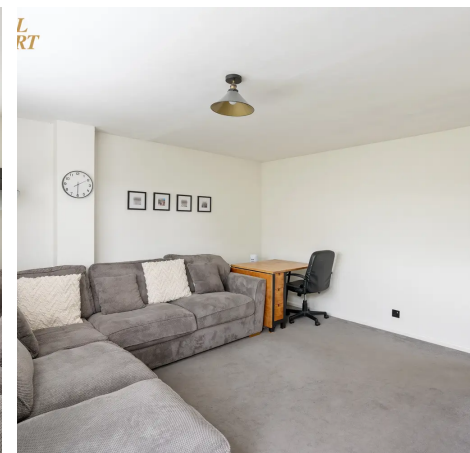
The communal door to the block leads to the communal hallway with stairs leading to the top floor where this flat is situated and has the benefit of being the only flat on this level. The front door of the flat leads into the hallway with doors leading to all rooms.

Bedroom one is a large double room with a uPVC double glazed window fitted with blinds overlooking the roof terrace and West facing views. There is plentiful floor space for a double bed, wardrobes and any other storage options required.

Bedroom two is a good size double, currently used as an office space but could fit a double bed if required and has two uPVC double glazed windows to the front elevation with fitted blinds.

The bathroom is a 3-piece suite laid as vinyl flooring with low level w/c, basin with vanity storage underneath, a power shower over the bath which has fully tiled walls.

The kitchen has a number of eye & base level cream storage units with laminate wood countertops, 1 ½ bowl ceramic sink with draining board, integrated oven, induction hob, fridge/freezer, washing machine which was replaced two years ago, dishwasher and there is then space for an undercounter tumble dryer. There is also a cupboard housing the hot water tank.



10 Heron Tye, Parklands Road

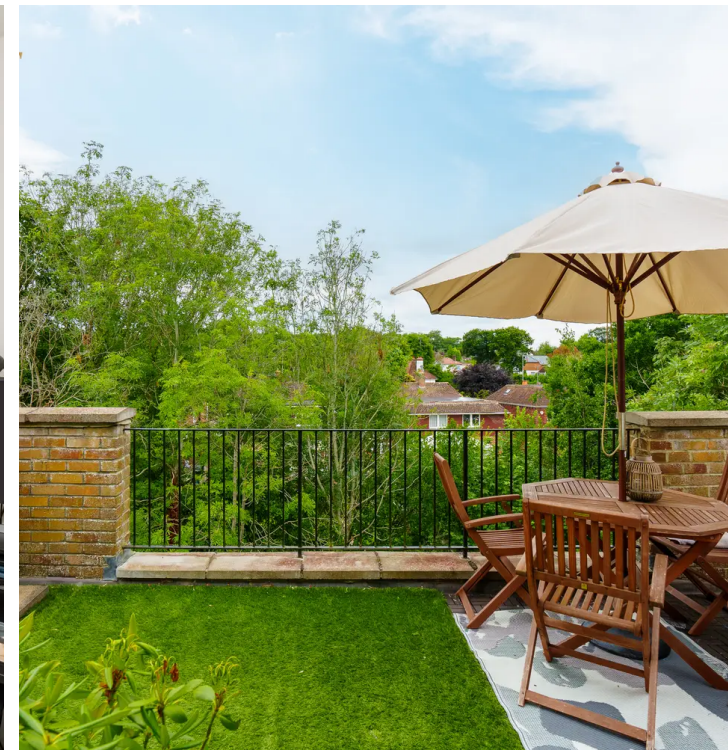
Hassocks

The living room is a spacious and bright room due to the large uPVC double glazed window, fitted with blinds, and door leading to the private West facing roof terrace.

There are electric radiators throughout the property in all rooms which are either individually programmable or controlled via an app.

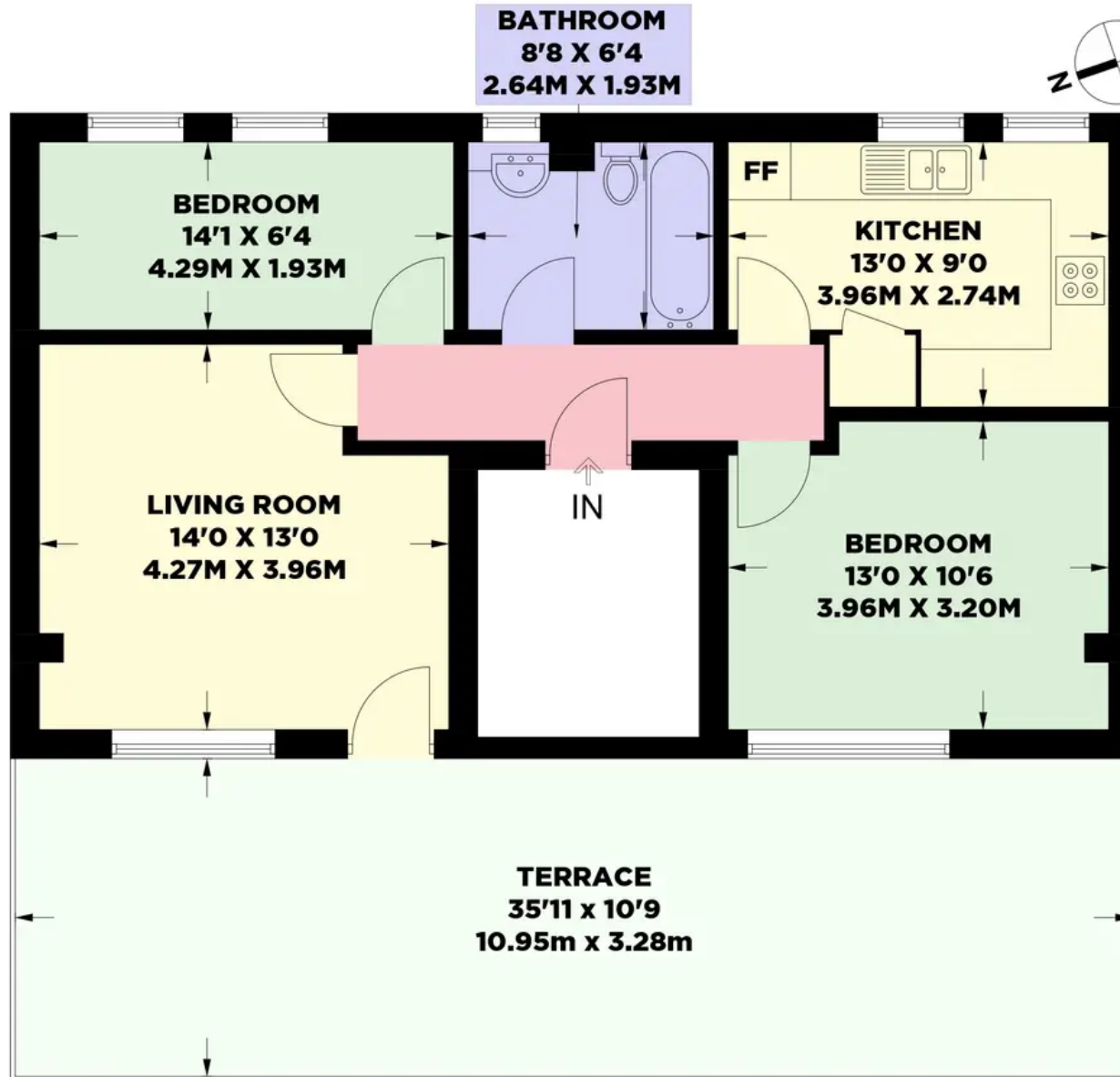
Outside, the West facing roof terrace offers plentiful space for outside seating, BBQ and plant pots. There is also a single garage owned by this flat which is the one on the far right.

- Light and spacious two bedroom Penthouse apartment
- West facing roof terrace with views to the South Downs
- Well-presented throughout, neutrally decorated
- Modern fitted kitchen, family bathroom with 3-piece suite
- Sitting/dining room with door to the terrace
- Main bedroom with large windows
- Bedroom two with outlook to the front
- Double glazing throughout
- Private personal single garage
- Council Tax Band: C EPC rating: E



10 Heron Tye

APPROXIMATE GROSS INTERNAL AREA
637 sq ft / 59.2 sq m



Second Floor

© 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. The 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

MANSSELL McTAGGART
Trusted since 1947

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



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.