



## Flat 6, Adastra Place, 38 Keymer Road, Hassocks, BN6 8AJ

£240,000

A two bedroom first floor purpose built apartment with two bathrooms, conveniently situated with one allocated parking space in the heart of the village a few hundred yards from the mainline railway station. This flat is being offered as a vacant possession with no onward chain and would benefit from some updating.



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# Flat 6

Adastra Place, Hassocks

## Kitchen/Dining/Living room

A bright and spacious open plan kitchen with dining/living space, a large double glazed south facing window allows a lot of natural light and provides a view to the South Downs. The kitchen has a number of eye and base level white units with laminate wood countertops. There are some integrated appliances including a Logik washing machine, electric hob/oven with extractor hood overhead and a stainless steel 1 ½ bowl sink with draining board. There is also a separate island offering additional storage and countertop space. The kitchen area is laid to a tile floor but laminate flooring has been recently laid throughout the rest of the room.

## Bedroom one

A good size double bedroom with a double glazed window, multiple power sockets, TV point and phone line. There is an en-suite bathroom which is a three-piece suite with hand wash basin, low level w/c, shower cubicle, extractor fan and heated towel rail. The floor is fully tiled.

## Bedroom two

Another good size double bedroom, also with double glazed window and plentiful power sockets.

## Bathroom

A three-piece suite with basin, low level w/c, bath, towel rail, fully tiled floor with part tiled walls



# Flat 6

Adastra Place, Hassocks

- Centrally located two bedroom purpose built first floor flat with allocated parking space
- Fitted kitchen with freestanding island and some integrated appliances
- South facing living room with views of South Downs
- Newly laid laminate wood flooring throughout hallway and dining/living area
- Long 999 year lease from July 2007
- Considered an ideal first time or buy-to-let investment opportunity
- Underfloor heating throughout the flat with separate control panels for each room
- Vacant possession with no onward chain
- Council Tax Band: C / EPC Rating: D
- Service charge approx. £822.00 every 6 months (in advance)

The block stands in 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.

## STATION

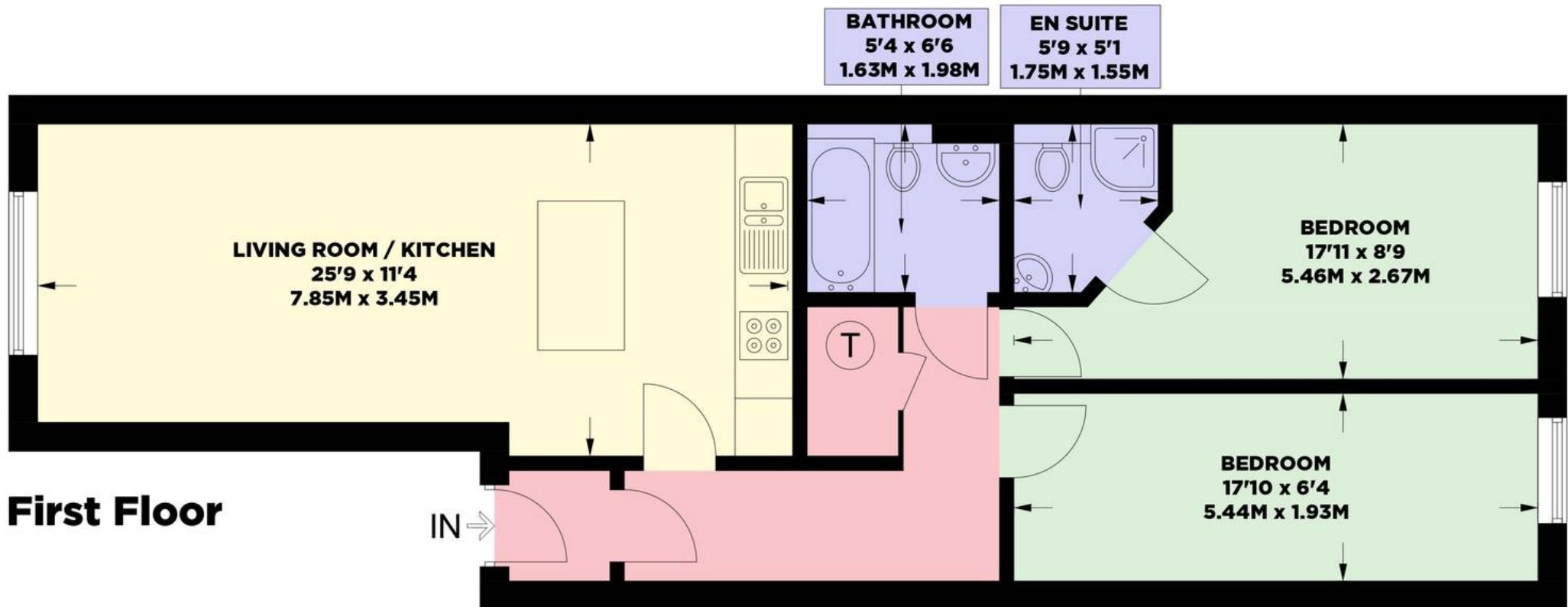
The mainline railway station lies within a stone's throw with regular services to London (Victoria approximately 55 minutes) and the coast (Brighton approximately 15 minutes).



# 6 ADASTRA PLACE

APPROXIMATE GROSS INTERNAL AREA

711 sq ft / 66.1 sq m



## First Floor

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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 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

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