





## Flat B

### 1 Downs View Road, Hassocks

A spacious two bedroom 1st floor flat with excellent views of the South Downs, located in the centre of Hassocks, approximately 4 minutes' walk from the mainline train station.

At street level, a communal front door leads you into the shared hallway with stairs leading to the flat's front door. Through the door into the flat is a hallway with doors to all rooms plus a cupboard housing space for shelves, the electric slimline boiler and hot water tank with space for a freestanding tumble dryer.

The open plan kitchen/diner lounge is a spacious and bright room offering ample space for living and dining areas. The kitchen, which includes a good number of base and eye level units, is fully fitted with integrated appliances. There is a breakfast bar/island with additional cupboards and drawers and space for bar stools. Throughout the rest of the room there is plenty of space available for a dining table and a separate section for sofas and TV area. There are two uPVC double glazed windows to the front elevation. The video entry phone can be found in the lounge.

Bedroom one is a large double with a uPVC double glazed window facing south enjoying a lovely view of the South Downs, ample space for a king size bed and freestanding storage with a door leading to the contemporary white en-suite shower room.

## Flat B

### 1 Downs View Road, Hassocks

Bedroom two is another good size double, space for a double bed with storage or good size office/nursery room. A uPVC double glazed windows faces south again, also offering a lovely view of the South Downs.

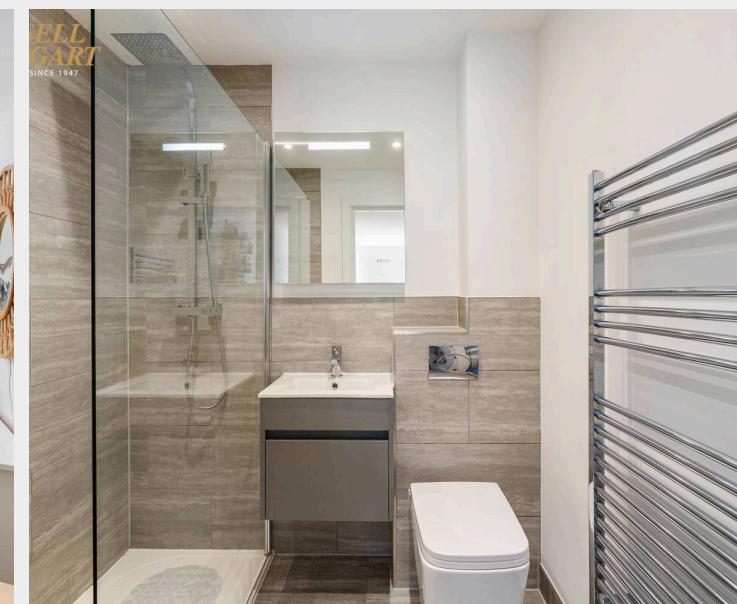
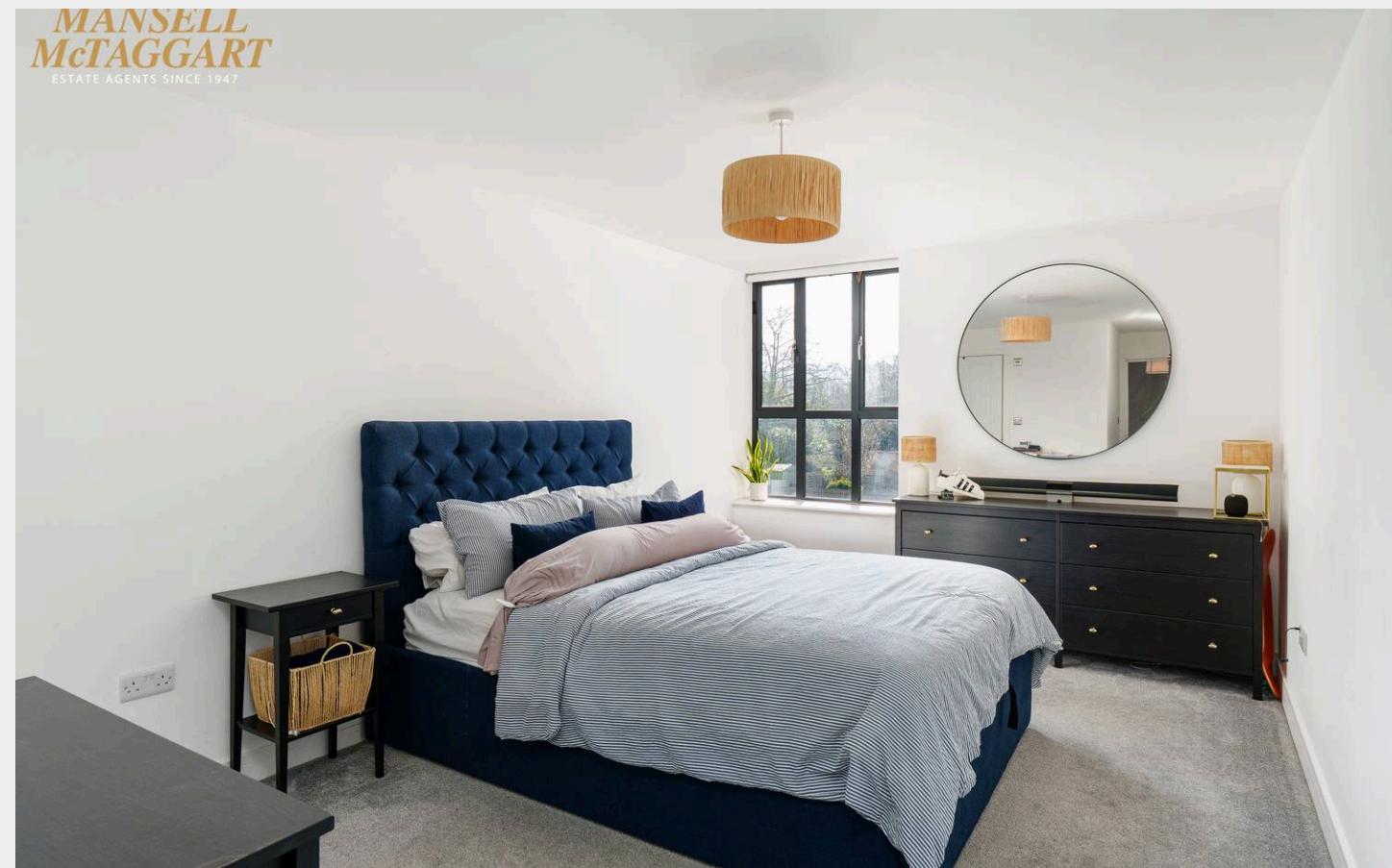
The bathroom suite contains a shower over bath, a low level w/c, basin with vanity storage underneath, towel radiator, tiled flooring and an extractor fan for ventilation.

Outside, there is an allocated parking space B, a communal bin area and a keypad protected communal bike storage area available to all residents.

Tenure: Leasehold

Lease: 121 years remaining approx, ground rent £235pa, maintenance charge £1780pa approx.

- Two double bedrooms, main bedroom having an en-suite shower room
- Open plan kitchen/diner/lounge
- Fully fitted kitchen with integrated appliances
- Keypad entry system with camera and microphone
- One allocated parking space
- Communal bike storage area keypad protected
- Long lease with approximately 121 years remaining
- NHBC guarantee with approximately 6 years remaining
- Central Hassocks location in close proximity to high street shops and mainline train station
- Council tax C – Energy performance rating C



## DOWNS VIEW ROAD

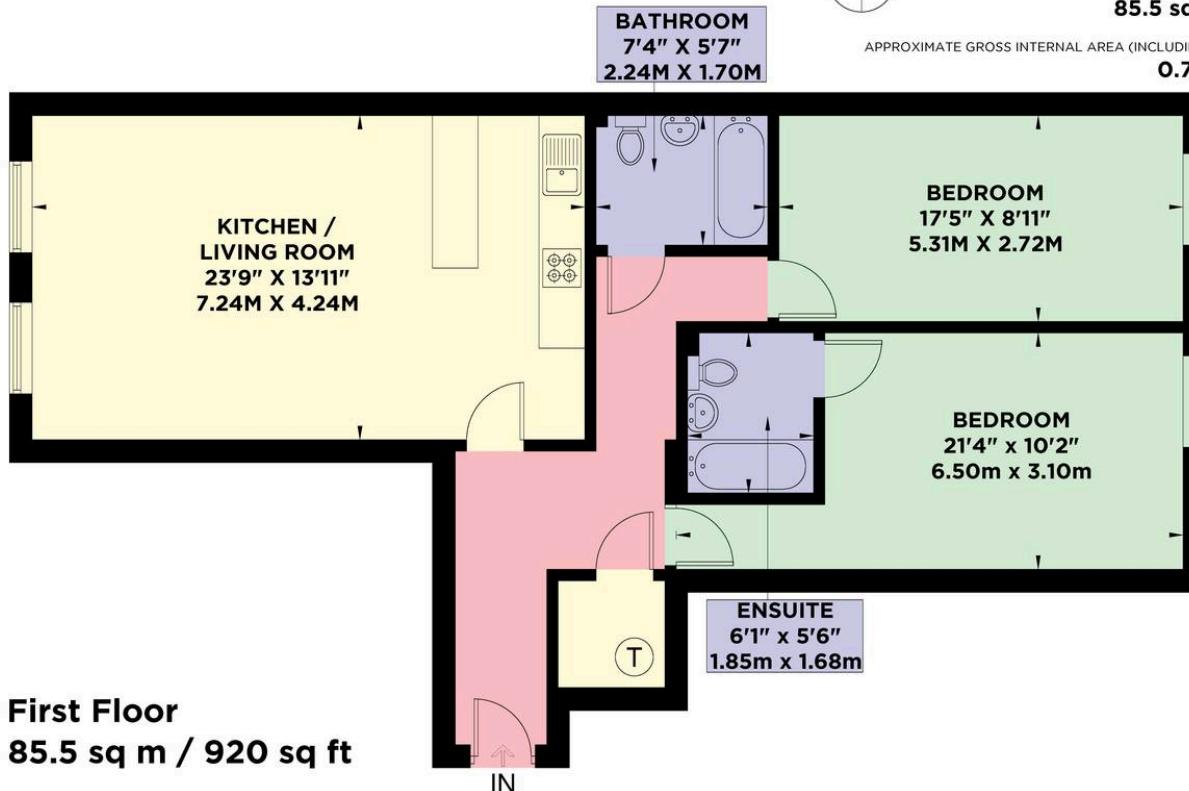


APPROXIMATE GROSS INTERNAL AREA

**85.5 sq m / 920 sq ft**

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USED AREA)

**0.7 sq m / 7 sq ft**



### BESPOKE

PROPERTY MARKETING

Copyright Bespoke Property Marketing 2005

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.



**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
	Boiler
	Skylight

# Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/hassocks](http://www.mansellmctaggart.co.uk/branch/hassocks)

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.