





Flat 8

Semley Lodge, Hassocks

A very well presented one bedroom 2nd floor flat situated within close proximity to Hassocks mainline station and village with all local amenities, the property is ideal for an investment or first time buyer.

This one bedroom second floor flat comprises of a communal entrance hallway intercom entry system leading to the flat on the top floor.

Entering the flat into the hallway with doors to all rooms, loft hatch and storage cupboard also housing the Glo Worm combi boiler. It has a good size double bedroom with space for storage. The bathroom consists of paneled bath with shower attachment, w/c, sink and vanity unit with integrated storage.



The open plan kitchen/dining/living room is a bright, dual aspect room of generous proportion and has a fitted kitchen with a selection of wall and floor mounted units with freestanding washing machine, under-counter fridge, integrated oven and four ring gas hob with extractor hood overhead.

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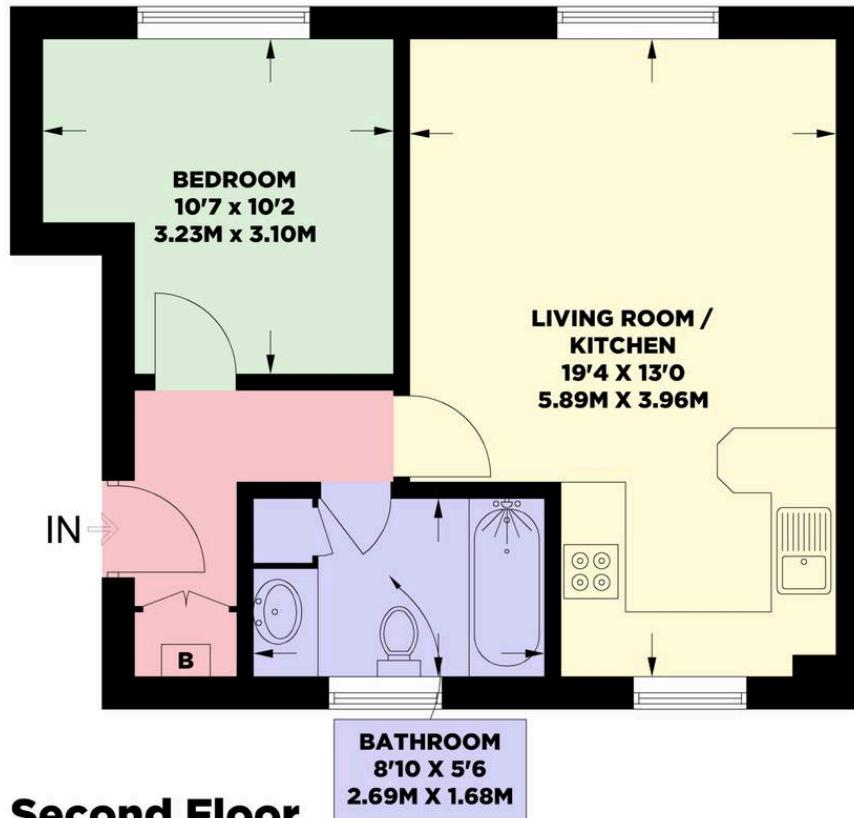
Outside there are well maintained communal gardens and permit parking spaces.

- One bedroom top floor flat
- Ideal buy to let
- Dual aspect open plan kitchen/dining/living room
- Kitchen with integrated and freestanding appliances
- Fitted bathroom suite with shower over bath
- Permit parking
- Walking distance to Hassocks station and High Street shops
- Share of freehold – (999 year lease from 2014)
- Energy performance rating: C - Council tax band: B
- Maintenance charge £1,392 per year



FLAT 8, SEMLEY LODGE

APPROXIMATE GROSS INTERNAL AREA
429 sq ft / 39.9 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 illustrated only and are not included in the area.
Rooms, doorways and other internal features are not to scale 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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Ceiling Height
 Hot Water Tank
 Fridge / Freezer
 Head Height Below 15m
 Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 Garden Shortened for Display

Mansell McTaggart Hassocks

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