

MARCHANTS



11 FITZJOHN COURT, KEYMER ROAD, HASSOCKS, WEST SUSSEX, BN6 8QP



A beautifully appointed one bedroom first floor apartment with great views towards the South Downs National Park and newly decorated. **The flat is offered with vacant possession and no ongoing chain.**

Fitzjohn Court is the only privately owned block of flats in the village, with a resident house manager and excellent communal facilities including a residents lounge, conservatory and laundry room. The complex enjoys well maintained south facing landscaped gardens to the rear of the property. This first floor flat has commanding views towards the South Downs National Park, newly decorated, electric heating, security entry-phone system, residents and visitors parking area and is in close proximity to local shops.

- SHARE OF FREEHOLD
- CENTRAL VILLAGE LOCATION
- GREAT VIEWS
- RESIDENTS/VISITORS PARKING
- EXCLUSIVELY FOR THE OVER 55'S
- AVAILABLE IMMEDIATELY
- COMMUNAL GARDENS
- COMMUNAL LOUNGE

£230,000



1 Keymer Road Hassocks West Sussex BN6 8AE
5 High Street Ditchling East Sussex BN6 8SY
01273 843333 / www.marchantsestateagents.co.uk



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LOCATION

Situated adjacent to Budgens Supermarket, this first floor flat is approximately half a mile from Hassocks station. Hassocks provides a variety of facilities, including shops, a sub-post office (within McColls Convenience Store), Sainsbury's Local, a modern health centre, schools for all age groups and a main line railway station which provides regular services to London and the south coast (subject to network time tables).

PROPERTY DESCRIPTION

Fitzjohn Court is approached via a covered entrance porch with an entry phone security system. Glass doors open into the entrance lobby and the door to number eleven is located on the first floor, accessed by the lift or staircase.

The flat entrance door has a peep hole and opens into the **HALLWAY** with 'Dimplex' night storage heater, entry phone, built in coat cupboard containing electric consumer unit, further built in cupboard with slatted shelving and housing an insulated hot water cylinder with dual immersion heaters.

LOUNGE A double glazed bay window enjoying a view of the rear communal garden and towards the South Downs National Park. 'Adam' style surround with a coal effect freestanding electric convector heater, three wall lights and a central light. 'Dimplex' night storage heater, numerous power points at a raised level. TV and telephone points.

KITCHEN Double glazed window enjoying views of the rear communal garden and towards the South Downs National Park. Fully fitted 'Shaker style' kitchen furniture, comprising a range of base and wall mounted cupboards and drawers, laminated wood grain effect worktop, inset stainless steel sink and drainer with mixer tap, ceramic tiling to splashback areas. Ceramic effect vinyl flooring. Appliances include a 'Bosch' electric ceramic hob with 'Bosch' extractor over and 'Bosch' electric oven under. Built in unit housing 'Hotpoint' fridge and freezer. 'Dimplex' wall heater.

BEDROOM Fitted with a floor-to-ceiling triple wardrobe, power points at a raised level and double glazed window with pleasant views.

SHOWER ROOM Luxuriously fitted with a walk in shower cubicle with sliding glass door and fitted with a 'Mira Azora' electric shower, W.C., with concealed cistern wash basin set in a white gloss finish vanity unit and 'HIB' mirror over which has motion sensor switching for the mirror LEDs. Further fitted furniture including storage cupboards and shelving. Tiled walls with a feature mosaic dado border, ladder style towel warmer, extractor fan, mosaic patterned vinyl flooring.

OUTSIDE

COMMUNAL GARDENS One of the features of Fitzjohn Court is the very cared for landscaped communal gardens with seating provided. There is a spacious lawn with attractive flowering beds and borders.

CAR PARKING AREA In front of the development parking for residents and their guests.

ADDITIONAL INFORMATION

Maintenance Charges levied by RLHA: £1,038.00 per half year (2021/2022).

Lease: 189 years as from 1989

NB. The residents have jointly purchased a share of the freehold.

Residents must be at least 55 years of age and occupying spouses must be at least 50 years.

ENERGY EFFICIENCY RATING: **D**

COUNCIL TAX BAND: **C** **£1,764.95** (2021/2022)

VIEWING: **BY ARRANGEMENT WITH MARCHANTS**

PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. **Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor. 4043/SJ/BAG/MMXX10826**

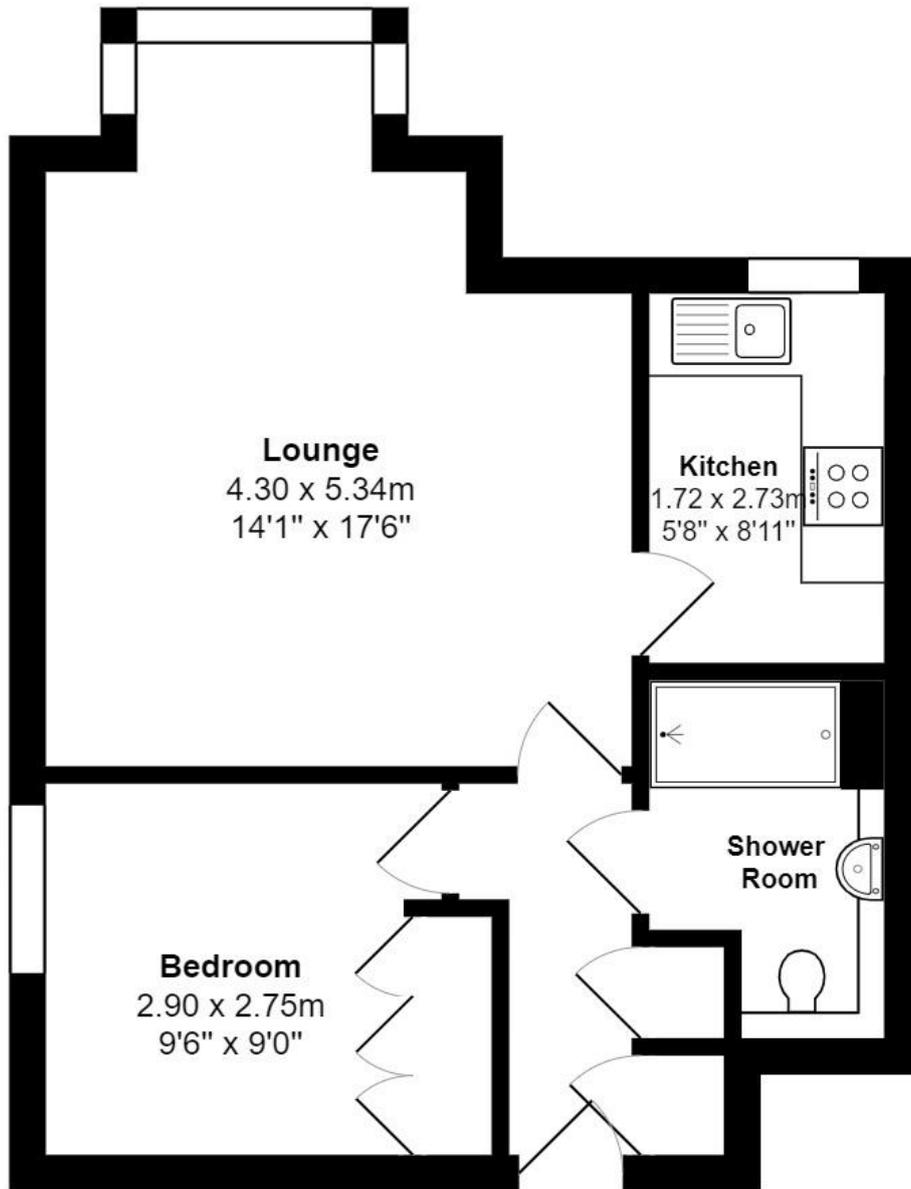
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Communal Gardens and view of the flat from the garden (second bay window up on the right)

To arrange a viewing, please go to : www.marchantsestateagents.co.uk or call 01273 843333

FLOORPLAN



Total Area: 42.6 m² ... 458 ft²

All measurements are approximate and for display purposes only

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