

# MARCHANTS



**9 SEMLEY LODGE, 2 SEMLEY ROAD, HAS SOCKS, WEST SUSSEX, BN6 8PE**



A second floor one bedroom flat in a small development, set within pleasant landscaped communal grounds consisting of resident parking and visitors parking. With access to an electrical charging point for motor vehicles and communal storage for bicycles, the property is ideally located for commuters with a 0.2 miles proximity to the station. No pets or smokers allowed.

- Top floor flat
- One bedroom
- Close to main line station
- Modern shower room
- Door entry system
- Communal Gardens
- Residents Parking
- Electric charging point in parking area

**£925 PCM**



1 Keymer Road Hassocks West Sussex BN6 8AE  
5 High Street Ditchling East Sussex BN6 8SY  
01273 843333 / [www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)



## LOCATION

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Located on Semley Road, the property is in close proximity to the main line Station and local Amenities. Hassocks has a variety of facilities, including shops, a sub-post office (within McColls Convenience Store), Budgens Grocery 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

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Approached via a ground floor communal door leading into a **COMMUNAL ENTRANCE HALL**, there is a door entry system for visitors use. Rising upstairs to the flat entrance.

**HALLWAY** Radiator, hall cupboard with consumer unit and meter enclosed. Further storage areas include an airing cupboard housing the boiler for central heating and instant hot water and one other storage cupboard with shelving.

Open plan **LIVING AREA** comprising:

**LOUNGE/DINING AREA** View of the landscaped rear of the development, radiator, T.V. point, telephone point.

**KITCHEN** A double aspect area, a good range of base drawers and eye level units, a double glass fronted display cabinet, breakfast bar area, bottle storage unit, gas hob with Beko oven under, free standing fridge and separate freezer, Hotpoint 'Aqualtis' Washing Machine.

**BEDROOM ONE** Built in wardrobes and inset work station, floating shelving in recessed area and radiator.

**SHOWER ROOM** Glazed shower cubicle fitted with an electric shower and apparatus, vanity unit comprising enclosed cistern W.C.. Wash basin with illuminated mirror over and ladder style towel warmer.

### COMMUNAL GARDEN

**PARKING** Residents and visitors parking available.

## TENANCY DETAILS

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**Available on a 12 month tenancy**

**HOLDING DEPOSIT** - £200

**TENANCY DEPOSIT** - £1,067.00 (equivalent to 5 weeks rent)

**AVAILABLE FROM** - Immediately

**Rent includes water & sewage**

ENERGY EFFICIENCY RATING: C

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

VIEWING: BY ARRANGEMENT WITH MERCHANTS

**PLEASE NOTE** Internal photographs must not be taken without the permission of the agent or the landlord.

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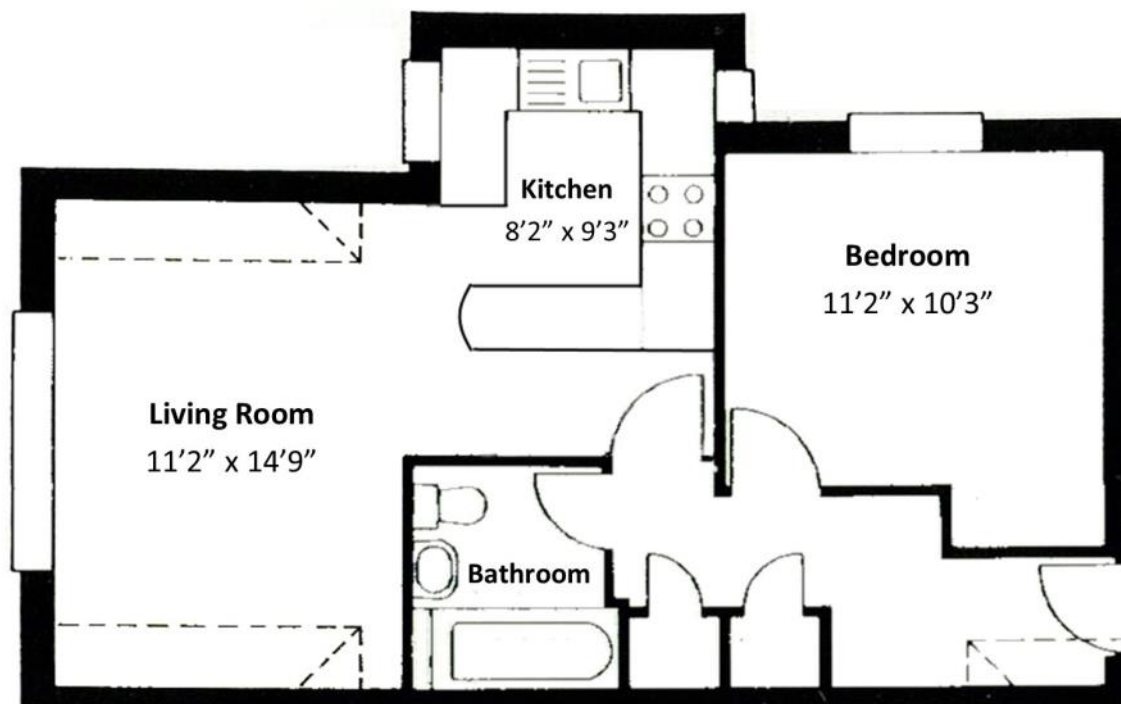
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**To arrange a viewing, please go to : [www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk) or call 01273 843333**

## FLOORPLAN

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All measurements are approximate  
and for display purposes only. (NOT TO SCALE)

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