

MARCHANTS



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



A luxuriously appointed one bedroom ground floor apartment which has been redecorated and updated in recent years.

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 excellent communal facilities including a residents lounge, conservatory and laundry room. A resident house manager. The complex enjoys well maintained south facing landscaped gardens to the rear of the property and has excellent communal facilities including a residents lounge, conservatory and laundry room. Features include brand new fitted carpets, German custom-built kitchen furniture, modern shower room, electric heating, security entry-phone system, residents and visitors parking area and proximity to local shops.

- EXCLUSIVELY FOR THE OVER 55'S
- CENTRAL VILLAGE LOCATION
- GROUND FLOOR FLAT
- RESIDENTS/VISITORS PARKING
- LUXURY KITCHEN
- AVAILABLE IMMEDIATELY
- SHARE OF FREEHOLD
- COMMUNAL FACILITIES

£220,000



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



1 FITZJOHN COURT, KEYMER ROAD, HAS SOCKS, WEST SUSSEX, BN6 8QP.

LOCATION

Situated adjacent to Budgens Supermarket, this ground floor flat is accessed just off the lobby area and 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 one is immediately on the right-hand side.

The flat entrance door has a peep hole and opens into a lobby with coat rack and wall mirror. An open doorway reveals an L-shaped **HALLWAY** With night storage heater, entry phone, electric fuse board, wall mirror, built-in airing cupboard housing an insulated hot water cylinder with dual immersion heaters.

Double aspect **LOUNGE** Enjoying a view of the front garden and along the Keymer Road. 'Adam' style surround with a freestanding electric convactor heater. Night storage heater, numerous power points at a raised level. TV point.

KITCHEN Enjoying a view over the front garden. The kitchen has been refurbished with white gloss German custom-built kitchen furniture comprising a range of base cupboards, drawers and wall mounted cupboards. The sink has a mixer tap. Appliances include a 'Beko' electric cooker with an acrylic splashback and concealed extractor over. 'Blomberg' refrigerator, blow heater in kicker panel, 'Karndean' flooring.

DOUBLE BEDROOM A west facing room with a quadruple floor-to-ceiling wardrobe, electric convactor heater, power points at a raised level.

SHOWER ROOM Re-fitted with a white suite comprising a corner shower cubicle accessed by a glass door and fitted with a 'Mira' electric shower, pedestal wash basin with mirror fronted medicine cabinet over. W.C., Ceramic tiled walls, extractor fan, vinyl flooring, wall mounted blow heater.

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 : £180.12 PCM (estimation for 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 MERCHANTS**

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. 3981/PG/BAG/MMXXI0422**

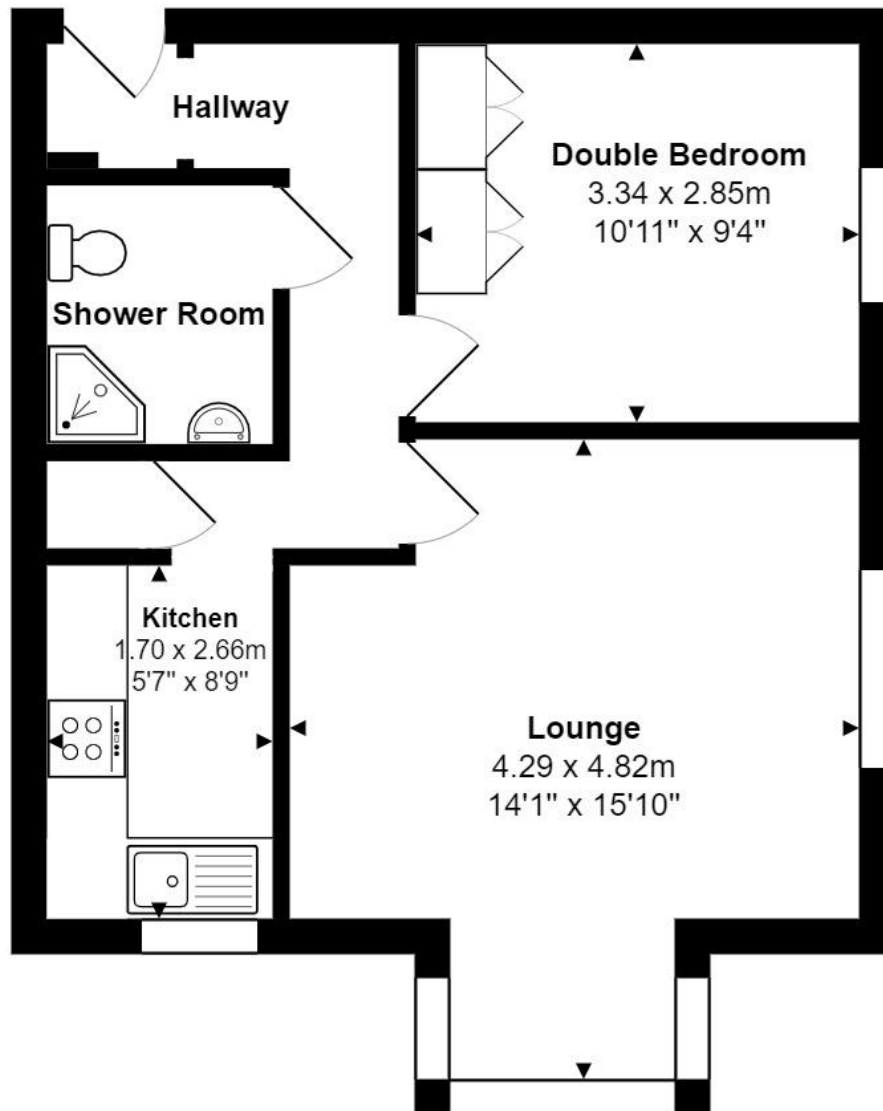
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Communal Gardens

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

FLOORPLAN



Total Area: 42.4 m² ... 456 ft²

All measurements are approximate and for display purposes only

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