



5 Orchard House

Orchard lane, Hassocks, West Sussex, BN6 8QF

MARCHANTS

Orchard House

A beautiful top floor apartment situated in the centre of Hassocks and enjoying a fine and commanding southerly view to The South Downs. This luxury apartment was part of the 'Berkeley Homes village development which comprises a small group of attractive homes set within neatly landscaped communal grounds. Features include a balcony, under floor heating, fully fitted kitchen area with appliances, entry phone system and an allocated parking space.

£225,000

MARCHANTS

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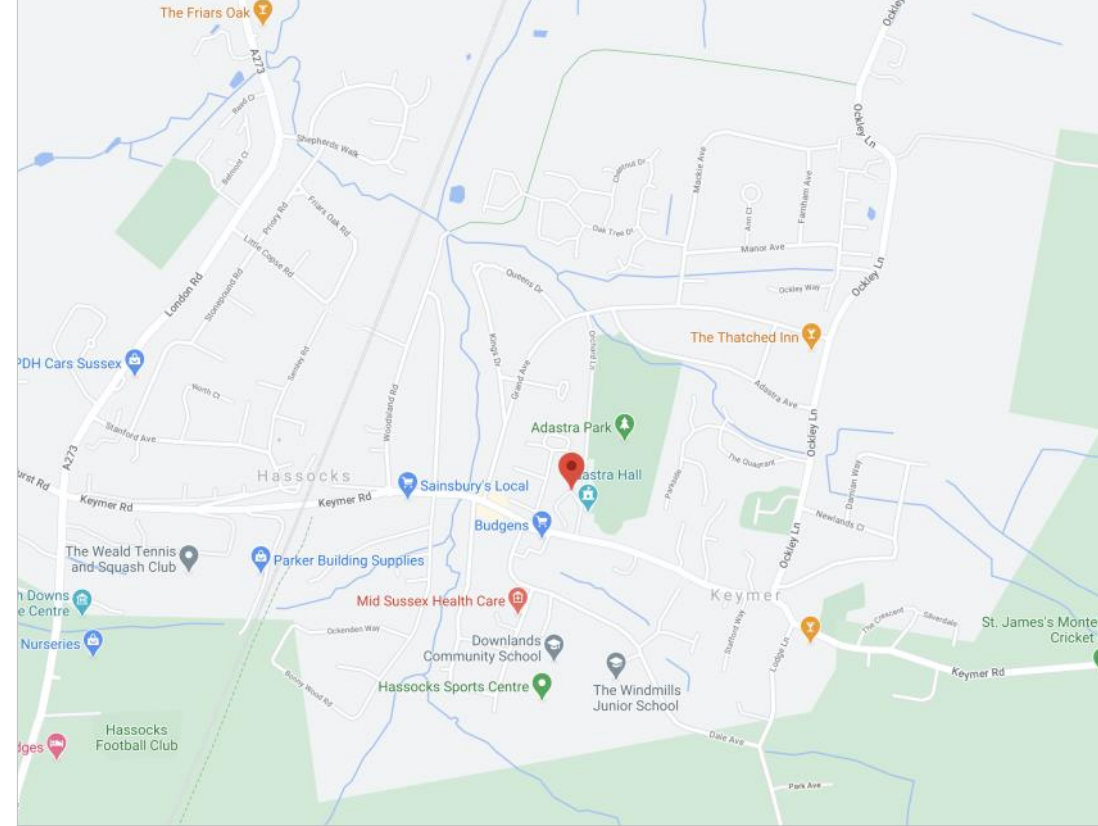
5 High Street Ditchling East Sussex BN6 8SY (01273) 842848 Email: ditchling@marchantsestateagents.co.uk

Features

- Top Floor Apartment
- One Double Bedroom
- Allocated Parking Space
- Underfloor Heating
- Lovely Communal Garden
- Outside Balcony with views
- Entryphone System
- Close to shops and station



Adastral Park, Hassocks less than a minutes walk from the property.



Location

Orchard Lane is a leafy lane adjoining Adastral park at the beginning of the shopping parade. Hassocks provides a variety of facilities, including shops, a building society, a sub-post office (within McColls Convenience Store), Sainsbury's Local, Budgens supermarket, 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).

- Hassocks Station (0.7 miles)
- Burgess Hill (2.6 miles)
- Brighton (8.2 miles)
- Gatwick (25 miles)

Accommodation

Canopied porch with an outside light, entryphone intercom designed to be connected to a mobile phone. Part glazed door to a communal hall, being fully carpeted and with stairs rising to:

SECOND FLOOR

Flat entrance door to:

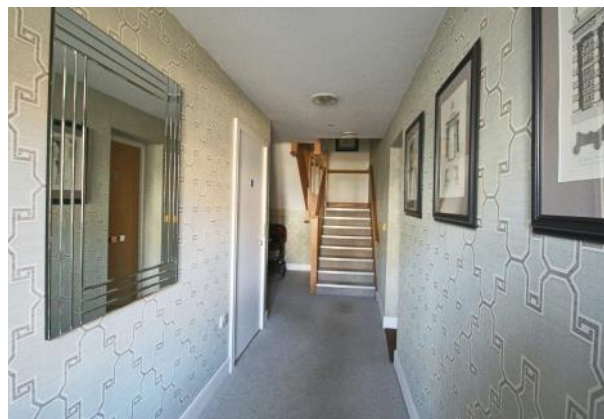
HALLWAY Display shelf, coat rack.

SITTING ROOM/KITCHEN A bright and spacious double aspect open plan room having an east and southerly aspect. The kitchen area has numerous base cupboards, wall mounted cupboards and drawers, generous worktop formed at one end as a breakfast bar, inset sink and several fitted appliances including an 'AEG' electric oven, 'AEG' ceramic hob, pull-out vent hood, 'Electrolux' refrigerator and 'AEG' microwave oven. In the sitting room area there are three metallic shelves and a pair of glazed doors opening onto:

SUN BALCONY Enclosed by a wrought iron balustrade and having a fine view to The South Downs over rooftops.

DOUBLE BEDROOM Enjoying a pleasant view and fitted with built-in wardrobes having glass sliding doors, internal shelves, drawers, hanging space and LED lighting. Corner shelf.

BATHROOM Fitted with a 'Villeroy and Boch' white suite comprising bath with shower over, vanity wash basin and wall hung W.C., with a concealed cistern. Extractor fan, wall mirror, electric shaver point, ceramic tiled floor. Walk-in storage/airing cupboard housing a 'Heatrae Sadia' megaflow for central heating and domestic hot water. Wire shelf fitment.



Communal Gardens

Pleasant landscaped communal garden with lawns, hedges, shrub beds and having a meandering gravel path providing a walkway through a copse.



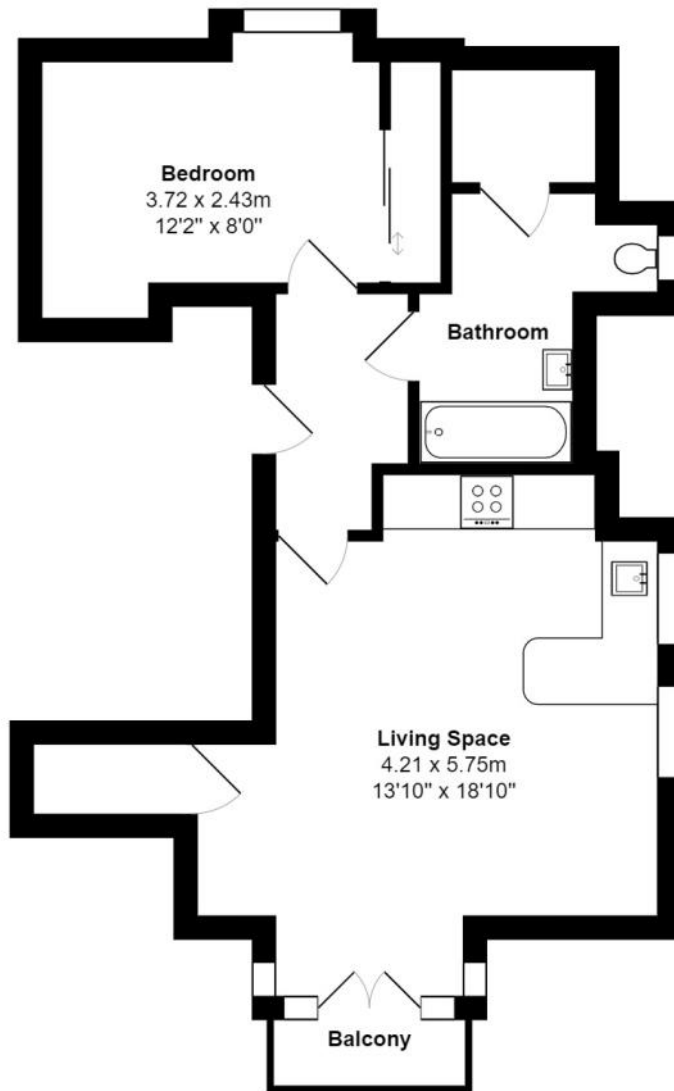
Additional Information

Allocated parking space in front of Orchard House.

OUTGOINGS

- **LEASE** Remainder of 125 years from the 1st July 2009
- **GROUND RENT** £250 per annum
- **SERVICE CHARGE** approximately £180 per calendar month

Floorplan



Total Area: 47.9 m² ... 515 ft² (excluding balcony)

All measurements are approximate and for display purposes only

FLOORPLAN PRODUCED BY **DAISEPC**

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.
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Council Tax Band: B £1,544.33 (2021 - 2022)

Energy Efficiency Rating: C

Viewing: BY ARRANGEMENT WITH MARCHANTS

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