

# MARCHANTS



**14 FITZJOHN COURT, KEYMER ROAD, HASSOCKS, WEST SUSSEX, BN6 8QP**



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. There are also south facing landscaped gardens to the rear of the property. Features include electric heating, PVC-u double glazed windows, security entry-phone system, passenger lift, new panelled internal doors and visitors parking area.

*"When my Mum reflects on her years living at Fitzjohn Court, she talks of feeling very safe and comfortable in her flat, close to all the village amenities, and happy knowing the family were only a few minutes away". - Mrs A*

- EXCLUSIVELY FOR THE OVER 55'S
- ACCESSIBLE LIFT
- CENTRAL VILLAGE LOCATION
- AVAILABLE IMMEDIATELY
- ONE BEDROOM
- SHARE OF FREEHOLD
- RESIDENTS/VISITORS PARKING
- COMMUNAL FACILITIES

**£179,950**



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)



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## LOCATION

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Situated adjacent to Budgens Supermarket, this first floor flat may be accessed by stairs or lift and is approximately half a mile from Hassocks station. Hassocks provides a variety of facilities, including shops, a building society, 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

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The accommodation comprises:

Main Door to **COMMUNAL ENTRANCE HALL** with staircase and lift to the first floor. Front door to:

**ENTRANCE HALL** New fitted carpet, 'Dimplex' storage heater, intercom to front door, built in double wardrobe/storage cupboard. Heated linen cupboard with insulation copper cylinder with immersion heater, glazed door to:

**LOUNGE** 12'5" (3.78m) x 11'5" (3.48m) plus bay, New fitted carpet, 'Adam' style fireplace with marble inset

and surround, electric fire, telephone point 'Dimplex' storage heater, venetian blinds. Outlook from bay window over roof terrace opposite with adjacent views over the car parks with glimpses of The South Downs beyond. Opening to:

**KITCHEN** 8'2" (2.49m) x 6'11" (2.11m) Fitted with stainless steel inset single drainer single bowl sink unit, with cupboard under, range of floor units with drawers and cupboards under roll top work surfaces, one of which incorporates a 'Belling' hob unit with 'Ignis' extractor hood above with down-lighter and 'Teka' electric oven below, 'LEC' fridge, 'Hotpoint' freezer. Range of eye level wall cupboards, ceramic tiled splash areas, vinyl flooring, 'Dimplex' wall mounted convector heater.

**BEDROOM** 12'10" (3.91m) x 9'5" (2.87m) including the depth of range of built in double wardrobe cupboards, New fitted carpet, 'Dimplex' electric convector heater, venetian blind. Outlook over the surrounding landscape and car park with The South Downs forming a backdrop.

**BATHROOM** White suite comprising low level W.C., pedestal washbasin, panelled bath with extractor fan 'Dimplex' wall mounted convector heater, tiled splash surrounds, medicine cabinet with mirrored doors, vinyl flooring and electric towel warmer.

## OUTSIDE

The flats are set in a pleasant, well stocked, **COMMUNAL GARDEN** with **RESIDENTS/VISITORS PARKING** to the front of the property.

## ADDITIONAL INFORMATION

**Maintenance Charges** : £180.12 PCM (estimation for 2021/2022).

**Lease**: 189 Years 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: **B**

COUNCIL TAX BAND: **C** **£1,683.84** (2020/2021)

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. 3665/PG/BAG/MMXXI0422**

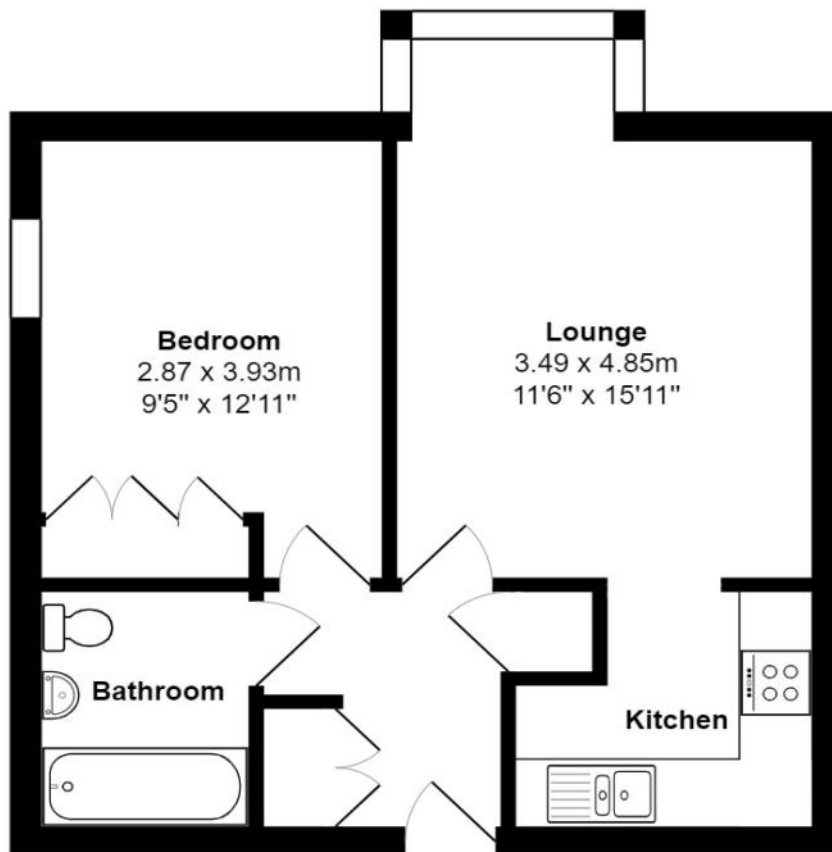
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To arrange a viewing, please go to : [www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk) or call 01273 843333

## FLOORPLAN

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Total Area: 41.7 m<sup>2</sup> ... 448 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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