

MARCHANTS



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



This two bedroom ground floor apartment is situated to the rear of the block and occupies a favourable position overlooking the well cared for south facing communal gardens from the double aspect sitting room and generous second bedroom. An access door to the delightful communal gardens and seating areas is located opposite the apartment front door and is the only flat within the block to have this unique advantage. The property is offered to the market with **no onward chain**.

- Over 55's Flat
- Ground Floor
- Two Bedrooms
- Communal Facilities
- Communal Gardens
- Electric Heating
- Double Glazing
- Close to Shops

£275,000



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



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

LOCATION

Situated adjacent to Budgens Supermarket, Fitzjohn Court 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 a very well maintained block of retirement apartments for those aged 55 and over with a resident House Manager. Benefits for the use of all residents include a communal lounge, conservatory, laundry room, W.C., pleasant south facing communal garden with seating and a car parking area to the front of the building.

The accommodation comprises:
Entry phone security system and Entrance door to communal hallway.
Personal front door leading to:

HALLWAY Entry phone, night storage heater, telephone point, built in shelved cupboard, built-in airing cupboard housing an insulated hot water tank, fitted immersion heater and slatted shelving.

Double aspect **SITTING ROOM** Attractive 'Adam' style ornamental fireplace surround with 'marble' inset and free standing electric fire on a marble effect hearth. Night storage heater, telephone point, emergency pull cord, T.V. point.

KITCHEN Fitted with cream laminate kitchen furniture comprising a one and a half bowl stainless steel sink with mixer tap, ceramic electric hob, both inset in a roll edge worktop having cupboards, drawers and tray space under. Cupboard unit housing an electric fan assisted oven, two further wall units and display shelves. Wall mounted Dimplex heater, part ceramic tiled walls, coved ceiling, window with an outlook to the side of the development.

BEDROOM 1 Fitted with laminated furniture comprising two wardrobes, dressing table with a three drawer chest. Night storage heater, telephone point, emergency pull cord, T.V. point.

BEDROOM 2 Built in quadruple wardrobe cupboard, Night storage heater, emergency pull cord, T.V. point. Window with pleasant outlook to the communal gardens.

SHOWER ROOM A spacious area, comprising a fitted glazed shower cubicle with 'Mira Sport' electric shower apparatus. Pedestal washbasin, W.C., 'Chromium plated' electric towel warmer, wall mounted 'Dimplex' heater, fully ceramic tiled walls, emergency pull cord.

OUTSIDE Beautifully maintained south facing **COMMUNAL GARDENS** with outside seating.

CAR PARKING AREA In front of the block for residents and visitors.

MAINTENANCE: Estimated annual cost 2022 - 2023 £2,553.18

LEASE: 189 Years from 24th June 1989.

WE UNDERSTAND THE RESIDENTS ARE EQUAL SHAREHOLDERS IN A MANAGEMENT COMPANY WHO OWN THE FREEHOLD.

ENERGY EFFICIENCY RATING: **D**

COUNCIL TAX BAND: **C** £1,819.74 (2022/2023)

VIEWING: **BY ARRANGEMENT WITH MARCHANTS**

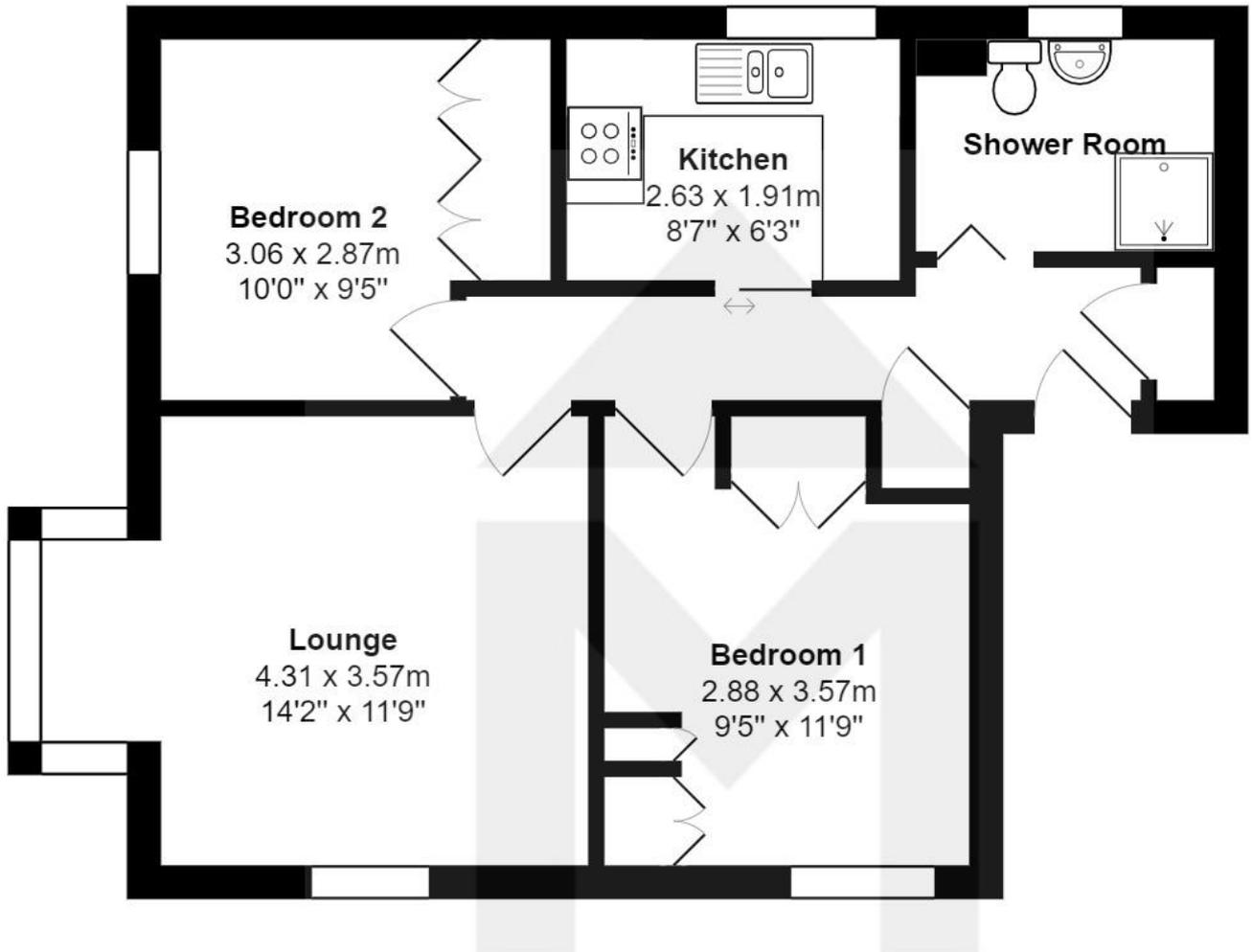
PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as 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. 4171/SCK/BAG/MMXXII3407**

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



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

FLOORPLAN



Total Area: 48.9 m² ... 527 ft²

All measurements are approximate and for display purposes only.

Floorplan produced by Daisepc.

MARCHANTS

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



rightmove

OnTheMarket.com