

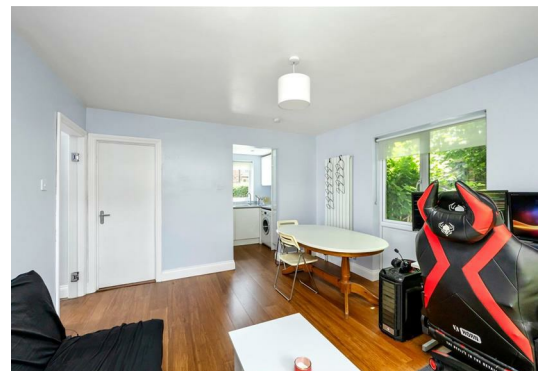
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Company Registration No: 11397540



## 16 Hassocks Lodge Keymer Road Hassocks BN6 8AT

Weatherills are very pleased to introduce this well laid out and well presented GROUND FLOOR FLAT with gas central heating, a fabulous PRIVATE REAR GARDEN and offered for sale with NO ONWARD CHAIN. Located within 200 yards of Hassocks Mainline Railway Station in one of Sussex's picturesque villages.



**Price £240,000 Leasehold - Share of Freehold**

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

The accommodation within briefly comprises: A DOUBLE BEDROOM, A BATHROOM, AN ENTRANCE HALL, GOOD SIZE LOUNGE/DINING ROOM, A SEPARATE KITCHEN AND A VERY USEFUL UTILITY/STORE ROOM.

In terms of outside space the property has a FABULOUS REAR GARDEN which is lawned and very secluded. There is OFF STREET PARKING for residents. The flat is in very good order throughout, is extremely well located and is a fantastic opportunity for a First Time Buyer or Buy To Let Investor.

In accordance with the 1979 Estate Agents Act would all parties be made aware that the vendor selling the property is linked to this firm.

- REDUCED £££ , NO CHAIN , VENDOR KEEN TO SELL.....
- FABULOUSLY PRESENTED GOOD SIZED AND WELL LAID OUT GROUND FLOOR FLAT
- 1 DOUBLE BEDROOM AND MODERN WHITE BATHROOM
- GOOD SIZED LOUNGE/DINING ROOM OPENING ONTO THE GARDEN

## EPC

### Energy Efficiency Rating

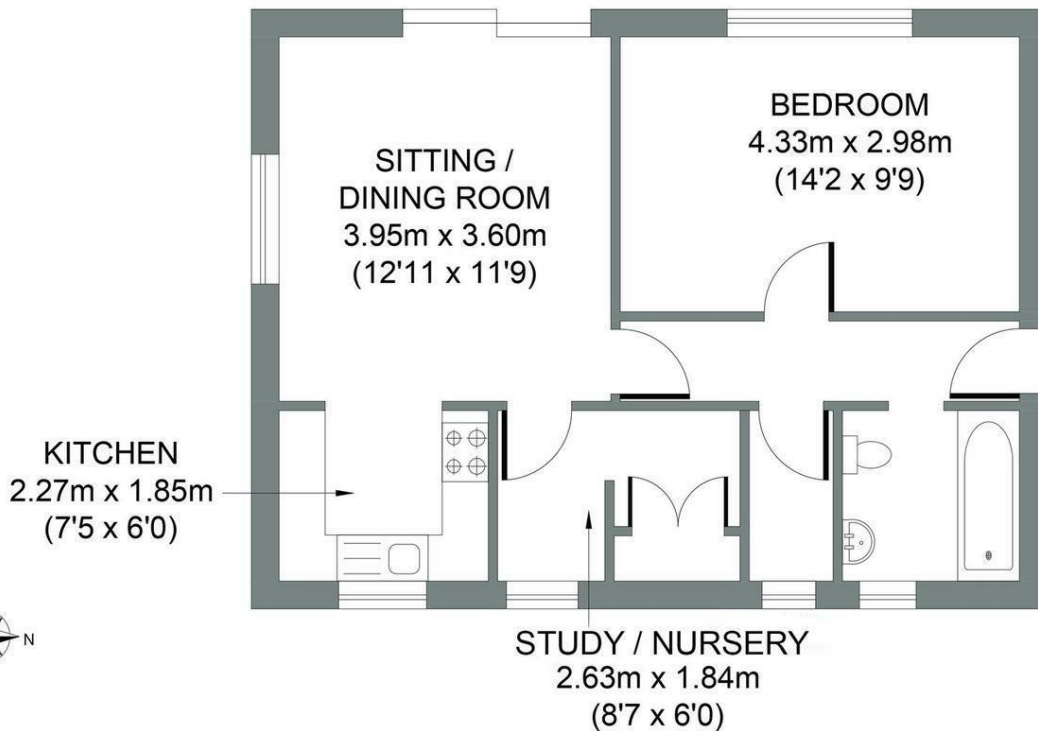
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
46.37 sq m / 499.12 sq ft



KEYMER ROAD

Total Area : 46.37m<sup>2</sup> = 499.12ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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