



**MANSELL
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Flat 7, Crown Point House Woodland Road, Hassocks

Guide Price **£225,000**



Flat 7

Crown Point House, Woodland Road, Hassocks

A two double bedroom, first floor, purpose built flat in need of updating and modernisation, offered for sale with the benefit of vacant possession and no onward chain. Benefits include a share of the freehold title and an allocated car parking space. Excellent central village location close to the main line railway station. Early viewing considered essential to avoid disappointment.

Communal Front Door: entry telephone

Carpeted Communal Hall: stairs to **First Floor**

Front door to **Hall:** built in storage/coats cupboard, entry phone, further storage cupboard.

Cloakroom: white low level WC and wall mounted wash hand basin.

Triple Aspect Living Room: uPVC double glazed windows to each side east and west, uPVC double glazed double doors with Juliet Balcony South.

Kitchen: dated range of aluminium trimmed wall and base units, one and quarter basin stainless steel sink unit, appliance spaces for washing machine, cooker, 'Worcester' combi boiler, uPVC double glazed window south.



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Hassocks

Bedroom One: two sets of wardrobe cupboards with sliding doors, uPVC double glazed windows west.

Bedroom Two: range of furniture as fitted, uPVC double glazed window west.

Shower Room/WC: white suite, 'Redring' electric thermostatic shower with oversized shower tray. Pedestal wash hand basin, low level WC.

Outside

Car Parking Space: A

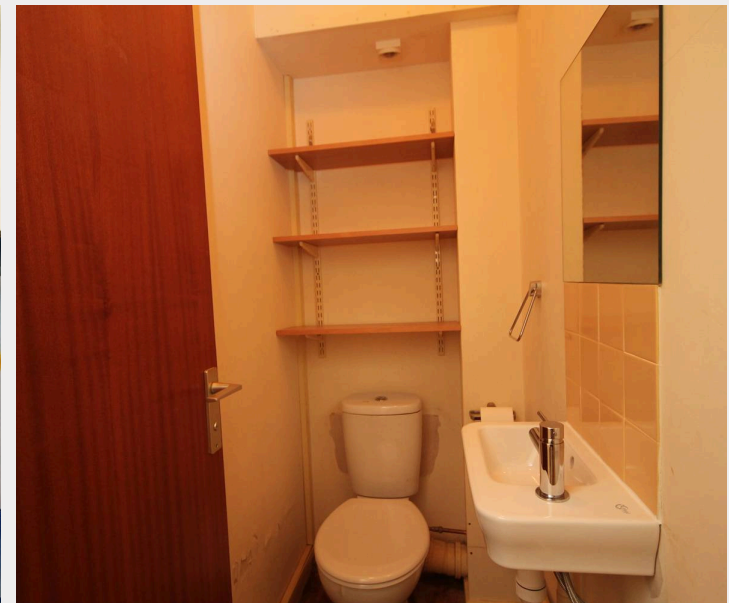
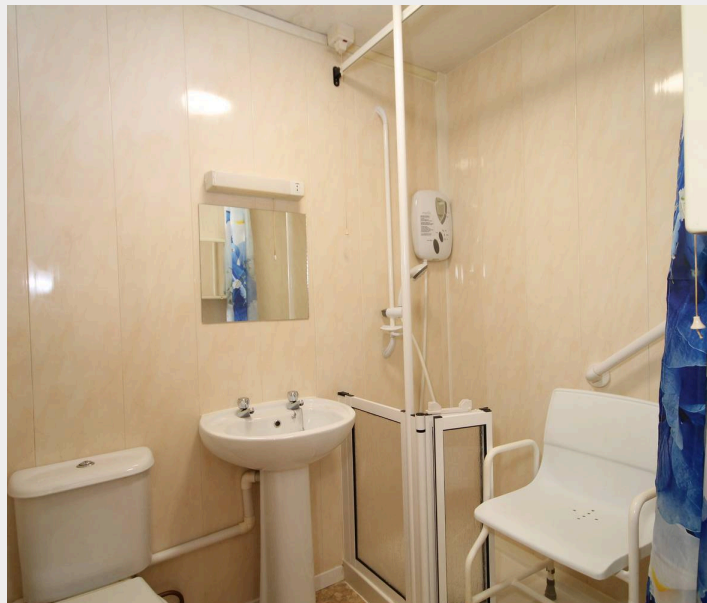
Visitor Parking

Communal Gardens

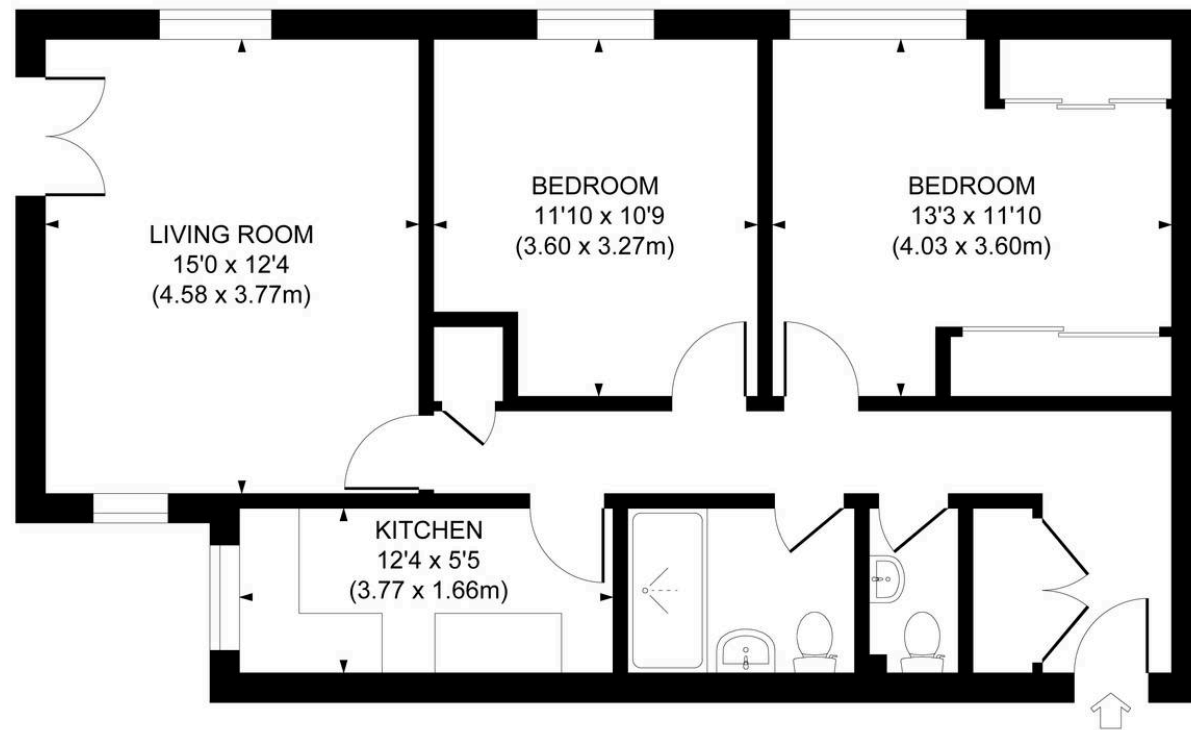
Communal Bin Store

Reasonable annual maintenance charge of £1013.60 per annum which includes buildings insurance. Managed by Jonathan Rolls Property and Estate Management, 74 Preston Drove, Brighton, BN1 6LB. Tel:01273 684997

- Requires modernisation and updating
- Vacant possession and no onward chain
- Triple aspect sitting room with Juliet balcony
- Gas central heating with replacement Worcester combi boiler
- Upvc double glazed windows
- Excellent central village location
- Allocated car parking space
- Council tax band: B – Energy performance rating: C



Approximate Gross Internal Area
744 sq. ft / 69.10 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Hassocks

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