



For Sale: £185,000 Leasehold  
Parklands, West Sussex, BN6

- Two Double Bedrooms
- South Facing Rear Garden
- Brick Built Workshop
- Recently Decorated

**Arington** 



Arington are delighted to offer a unique opportunity to purchase a ground floor two bedroom garden apartment with the added and unusual benefit of a freestanding brick built 17' by 13' workshop with power and light. Located on the South side of Hassocks, just a short walk from Hassocks High Street, Adastra Park and Hassocks train station, the apartment has been recently decorated and benefits from new carpets. The apartment comprises of two double bedrooms, kitchen with space for a table and chairs, 15' by 13' living room with sliding doors opening out to a south facing rear garden mainly laid to lawn with a patio area and brick built garden shed in block. Double glazed. GFCH. Council Tax Band: B. A viewing is highly recommended.

## Internal

	Door to...
<b>Entrance &amp; Inner Hall</b>	Electric cupboard housing the fuse box and meter. Thermostatic Controller. Radiator. Cupboards. Doors to...
<b>Master Bedroom</b>	Window looking out to the rear garden. Radiator.
<b>Bedroom 2</b>	Window to the front. Radiator. TV aerial.
<b>bathroom</b>	Fitted with a white suite comprising of a walk in shower, low level WC and pedestal basin. Tiled walls. Radiator. Opaque window.
<b>Kitchen</b>	Fitted with a range of wall units including display cabinets, floor units with granite effect worktop with inset one and a half sink with drainer. Tiled splash backs. Cupboard housing the hot water tank. Boiler. Radiator. Window to the front.
<b>Living Room</b>	Radiator. TV/FM Aerials. Telephone point. Sliding doors opening out to the South facing rear garden.

## External

<b>Rear Garden</b>	The South facing rear garden is mainly laid to lawn with a patio area off the living room.
<b>Garden shed in block</b>	Brick built garden shed in block.
<b>Brick Built Workshop</b>	Originally the boiler room for the block of flats this brick built freestanding workshop with concrete slab roof has power and light.
<b>Other</b>	Lease Term: TBC Service Charge: TBC Ground Rent: TBC



# Room Details

## Internal

Master Bedroom	12'5" x 11'8" (3.78m x 3.56m)
Bedroom 2	12'1" x 9'11" (3.68m x 3.02m)
bathroom	8'2" max x 7'2" max (2.49m max x 2.18m max)
Kitchen	11'2" x 10'4" max (3.40m x 3.15m max)
Living Room	15'4" x 13'2" (4.67m x 4.01m)

## External

Rear Garden	24'10" x 19'5" (7.57m x 5.92m)
Garden shed in block	8'2" x 4'6" (2.49m x 1.37m)
Brick Built Workshop	17'8" x 13'11" (5.38m x 4.24m)



Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.



