



For Sale: £194,950 Leasehold  
Keymer Road, West Sussex, BN6

- Two Double Bedrooms
- Views of the South Downs
- Character Apartment
- Gas Fired Central Heating

**Arington** 

A character two double bedroom apartment at the heart of Keymer with views of the South Downs, and just a short walk from Hassocks High Street, Adastrapark and Hassocks train station. In addition to the 12'8" by 10'8" and 15'6" by 9'7" double bedrooms the apartment benefits from a 14'3" by 13'5" living/dining room with feature cast iron fireplace, re-fitted bathroom with bath and shower over and fitted kitchen with Beech effect units and Granite effect worktop. The apartment is double glazed and has Gas fired central heating. Council Tax Band: B. A viewing is highly recommended.

- Communal Entrance Hall** Communal front door. Gas meter. Electric meter. Stairs to the first floor.
- Entrance Hall** Private front door. Hard wired smoke alarm. Telephone point. Thermostatic controller. Loft hatch. Doors to...
- Living / Dining Room** Window to the front. Feature cast iron fireplace with tiled cheek, wooden surround and mantelpiece. Built in pine cupboards. Radiator. Gas point. TV aerial.
- Master Bedroom** Feature fireplace. Built in airing cupboard. Built in wardrobe. Window to the rear with views to the South Downs National Park. Radiator.
- Bathroom** Re-fitted in 2010 with a white suite comprising of a panelled bath with shower over, low level WC and pedestal basin. Tiled floor. Part tiled walls. Heated towel rail. Window to the rear with views of the South Downs National Park.
- Kitchen** Fitted with a range of Beech effect wall and floor units fitted with a Granite effect worktop with inset one and a half stainless steel sink and drainer, integrated stainless steel multi function oven with stainless steel four ring gas hob and stainless steel extractor over. Tiled splash backs. Space and plumbing for a fridge/freezer and washer/dryer. Cupboard housing a Potterton boiler. Radiator. Window to the rear with views to the South Downs National Park.
- Bedroom 2** Built in cupboards. Telephone point. Radiator. Window to the front.
- Other** Lease: Being extended to 99 years from date of completion  
Ground Rent: £150 Per Annum  
Service Charge: TBC



# Room Details

Living / Dining Room	14'3" x 13'5" (4.34m x 4.09m)
Master Bedroom	12'8" x 10'8" (3.86m x 3.25m)
Kitchen	9'5" x 8'9" (2.87m x 2.67m)
Bedroom 2	15'6" x 9'7" (4.72m x 2.92m)

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.

