



Station Approach West, Hassocks, BN6 8JF

£850 Per month



- First Floor Flat
- Modern bathroom with bath and shower
- Adjacent to Hassocks train station
- New carpets / flooring
- Available Now

- Open-plan kitchen/lounge
- Fitted kitchen with gas hob
- Freshly decorated in neutral tones
- Un-Furnished
- Viewing Advised

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Summary

A well-presented one bedroom first floor flat situated in a convenient location in the popular village of Hassocks, just minutes from the mainline train station with direct links to Brighton and London.

The property benefits from a bright open-plan kitchen/living area, a modern bathroom with bath and shower, a good-sized double bedroom and the added convenience of an integrated washing machine. Freshly decorated and new carpets throughout.

Ideal for a single person or couple seeking a comfortable, low-maintenance home in a well-connected location.

Open Plan Lounge Kitchen

14'4 x 12'5 (4.37m x 3.78m)

A generous open-plan living and kitchen area finished with warm wood-effect laminate flooring. The kitchen is fitted with light oak-effect units, dark worktops, a four-burner gas hob with extractor hood, an integrated oven, undercounter Fridge and a washing machine

Bedroom

11'1 x 10'6 (3.38m x 3.20m)

A comfortable double bedroom, carpeted in a neutral tone. Sufficient space for a double bed, wardrobe and bedside furniture.

Bathroom

8'8 x 7'5 (2.64m x 2.26m)

Comprising of a full-size panelled bath with a chrome mixer tap and shower attachment over, a pedestal wash hand basin, WC and a chrome towel rail.

Useful Information

EPC Rating C

Council Tax Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

