

PRICE REDUCED



FOR SALE

46 / 46a Keymer Road
Hassocks, West Sussex, BN6 8AR



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Key Features

- Located on a busy thoroughfare
- Prior approval for 2 x 1 bedroom flats
- Freehold For Sale
- Self contained access
- Leaseback option on the ground floor
- Offers in the region of £420,000



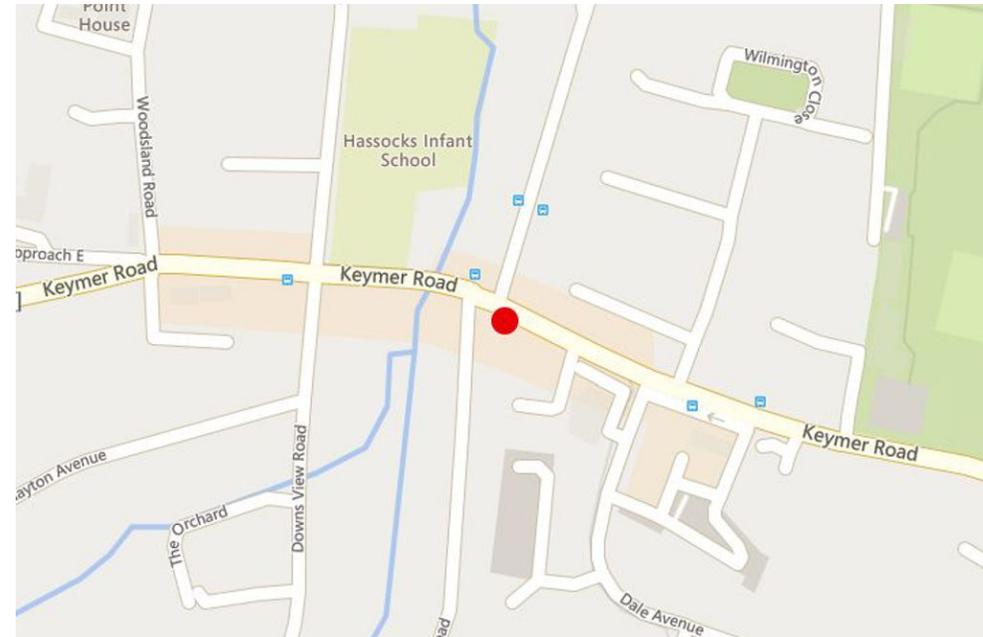


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Location & Situation

The property is located on one of the main thoroughfares through the charming village of Hassocks, benefitting from excellent visibility and accessibility. Hassocks railway station is just a short walk away, providing direct rail links to London, Brighton and Gatwick Airport, making this an exceptionally well-connected location for both commuters and visitors.

Surrounded by an appealing mix of independent shops, cafés, national retailers and residential streets, the property sits within a vibrant village setting that attracts steady local and passing trade.





Description & Accommodation

The property forms party of a mid terraced building with accommodation arranged over a three story building with a yard space at the rear.

The property has the following approximate Net internal areas:

Area	Sq Ft	Sq M
Ground Floor	321	29.82
First Floor	429	39.85
Second Floor	697	64.75
Total	1,447	134.43





Rateable Value

Rateable Value (2026):

GF - £9,700

1F - £10,750

Occupiers will pay approximately 38% of this per annum.

EPC

We understand the property has the following EPC ratings:

46 - D (86)

46A - E (121)

Planning

Existing Use

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Proposed Use

The premises benefits from prior approval for a change of use for two one bedroom residential units under DM/23/2200.

Interested parties should make their own planning enquires and satisfy themselves in this regard.





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Terms

The property is available by way of a freehold sale with offers in the region of £420,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct An-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater. This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

19 March 2026

