



1, 3, 5, 7 Starley Close
ALBOURNE | WEST SUSSEX | BN6 9NW

Chatt
estates

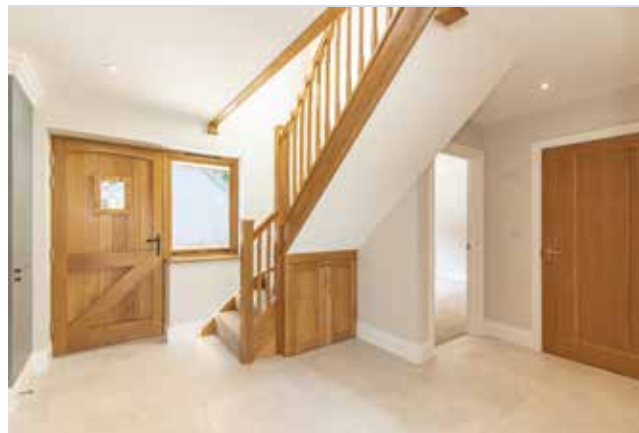


Situation

A select development of 4 luxury detached houses offering highly adaptable open plan living and boasting a range of luxury fixtures and fittings throughout. Situated in a semi rural setting yet having excellent transport links to London and Brighton by both car and rail

Albourne is a quaint village with a local village school and church, surrounded by beautiful farmland providing an excellent backdrop for walking and other recreational activities. The larger village of Hurstpierpoint is within walking distance and with its bustling High Street provides a comprehensive array of shopping, including a post office, butcher and delicatessen. Hassocks, with its mainline rail station provides easy links to Brighton and London, is the next village along. The area plays host to a number of highly regarded state and private schools.

Traditional brick and 'Sussex Style' hanging tiles blend seamlessly with a contemporary open plan format creating a design much suited to modern day living. The large open plan kitchen/dining/family room becomes the hub of the house and a sensational space for both relaxing and entertaining with 2 atrium windows and bi-fold doors creating a wonderful inside/out feel when open. The kitchen with central quartz island and breakfast bar has a range of integrated 'Neff' appliances and there is also the benefit of a fully fitted utility room. Flexibility comes with a ground floor bedroom/study serviced by a fully fitted modern shower room. Engineered oak flooring covers the majority of the ground floor along with underfloor heating. Stairs rise to the first floor where the spacious landing provides access to 3 further bedrooms and a family bathroom boasting both a shower and a free standing roll top bath. The principal bedroom suite is of particular note with vaulted ceilings, en-suite shower room and large dressing area. The rear gardens extend to the east and are predominantly laid to lawn with block paved patios adjoining the rear of the properties. Parking is provided by the driveway at the front of the property. All the properties have garages.



Kitchen

- » Luxury handleless shaker style contemporary kitchens with 30mm solid quartz worktops and large island with brick pillar feature wall
- » Top of the range Neff appliances fitted throughout including a full size integrated wine cooler, 2 integrated full size Neff 70/30 fridge freezers, induction hob, electric oven and large integrated chimney hood
- » Utility room with fitted washing machine and tumble dryer



Bathrooms

- » Ground floor shower room with large fully tiled walk in shower, glazed screen and hand shower attachment
- » First floor family bathroom with free standing roll top bath and separate fully tiled shower cubicle
- » Principal bedroom en-suite shower room with large fully tiled walk in shower, glazed screen and hand shower attachment
- » Underfloor heating to all bathrooms



Overview

- » Luxury engineered oak flooring to the ground floor
- » Luxury carpets and underlay fitted
- » Fireplace with log burner and solid marble hearth
- » Aluminium windows and bi-fold doors throughout the property
- » Conservation roof windows
- » Underfloor heating throughout ground floor
- » Conventional heating on 1st floor
- » Solid oak main entrance door and side window
- » Solid oak fire doors fitted throughout
- » Solid oak main staircase



External

- » Rear gardens landscaped with block paved patios, luxury turf and select planting
- » Solid oak garage doors
- » 'Zappi' electric vehicle charging points (one per property)
- » Solar panels are installed on the rear elevation and are sunken into the slate roofs using an integrated system
- » Connected services include: mains gas, electric, water, BT
- » Communal gardens, refuse area and grounds including the maintenance of a shared pumping station and TBS electric supply
- » Plot 7 has a detached double garage with solid oak doors. plots 1,3 & 5 have attached garages with solid oak doors



Agents Notes

- » All photographs & floorplan on current view are of No.7 Photographs for No. 1,3 & 5 to follow.
- » Plot 7 has a detached double garage with solid oak doors. plots 1,3 & 5 have attached garages with solid oak doors
- » As this property is part of a private development, an annual charge will be payable for the upkeep of the shared/communal areas.



1 Starley Close, Albourne, BN6 9NW

Approximate Gross Internal Area = 217.1 sq m / 2337 sq ft
 (Excluding Loft)
 Garage = 35.0 sq m / 377 sq ft
 Total = 252.1 sq m / 2714 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 imageplansurveys @ 2023

3 Starley Close, Albourne, BN6 9NW

Approximate Gross Internal Area = 216.9 sq m / 2335 sq ft
 Garage = 21.4 sq m / 230 sq ft
 Total = 238.3 sq m / 2565 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 imageplansurveys @ 2023

5 Starley Close, Albourne, BN6 9NW

Approximate Gross Internal Area = 216.9 sq m / 2335 sq ft
 Garage = 21.4 sq m / 230 sq ft
 Total = 238.3 sq m / 2565 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 imageplansurveys @ 2023

7 Starley Close, Albourne, BN6 9NW

Approximate Gross Internal Area = 216.9 sq m / 2335 sq ft
 Garage = 21.4 sq m / 230 sq ft
 Total = 238.3 sq m / 2565 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 imageplansurveys @ 2023



Transport Links

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.5 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates