



2 The limes

CHURCH LANE | ALBOURNE | WEST SUSSEX | BN6 9BY

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Situation

A significantly updated and renovated semi-detached family house, set in semi-rural location with a south facing garden and views over the neighbouring farmland towards the South Downs with a sizable detached modern barn with carport, office and studio

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 providing 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.

Situated in a semi-rural location off Church Lane, this renovated family home offers the comforts more suited to the modern day lifestyle in a glorious setting with the rolling South Downs as a backdrop. The large kitchen/dining room is flooded with light benefiting from a vaulted ceiling and bi-fold doors leading out onto the rear garden. A sitting room and family room reside on the ground floor both benefiting from wood burning stoves. Stairs lead to the first floor where there are three bedrooms serviced by a modern fitted shower room. The glorious gardens surround the property on three sides, predominantly laid to lawn and enjoying wonderful views of the South Downs over neighbouring farmland. The shingle driveway to the front of the property provides ample parking along with access to the detached carport. There is the benefit of an integral office and store on the ground level of the barn with a sizable studio above with en-suite facilities.



Kitchen

- » Shaker style wall and base units
- » Corian worksurfaces
- » Inset 'Butler style' sink
- » Space for range cooker with extractor fan over
- » Space and plumbing for 'American style' fridge freezer
- » Fitted washing machine



Shower Room

- » Large fully tiled walk in shower with wall mounted shower and glazed screen
- » Low level w.c. suite
- » Wall mounted wash hand basin
- » Tiled walls



Specification

- » 'Amtico' flooring to the majority of the ground floor
- » Detached modern barn with office, store and studio above
- » South facing landscaped gardens



External

The property is approached over a shingle driveway with parking for several cars and access to the detached barn with integral office, store and studio. A timber gate and steps lead to the front door with a front lawn bordered by well stocked shrub and plant beds. A paved patio adjoins the rear of the property with a vine covered pergola providing shade from the sun. The garden extends to the south and west and is predominantly laid to lawn with a large well stocked shrub and plant bed along with an array of small trees within the boundary.





Transport Links

Hassocks Train Station	approx. 2.8 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1.8 miles
Brighton	approx. 10.3 miles
Gatwick Airport	approx. 20.3 miles

Consumer protection from unfair trading regulations 2008

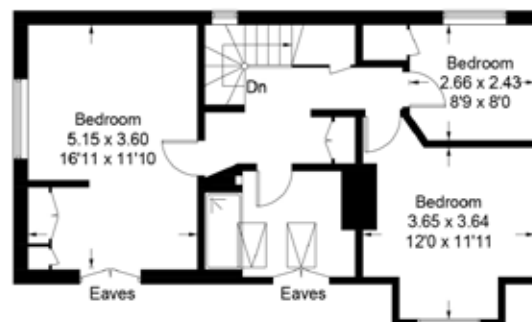
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied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

Church Lane, Albourne, BN6 9BY

Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft

Outbuilding = 55.3 sq m / 595 sq ft

Total = 195.9 sq m / 2108 sq ft



First Floor



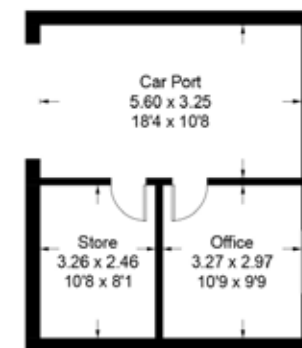
Ground Floor

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

Imageplansurveys @ 2025



Outbuilding - First Floor



Outbuildings - Ground Floor

(Not Shown In Actual Location / Orientation)

A buyer is advised to obtain verification from the solicitor.

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