



West Winds

1 LEYFIELD | ALBOURNE | WEST SUSSEX | BN6 9DA

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Situation

A sizable and well proportioned detached family home set within a popular cul-de-sac, featuring a private rear garden and ample parking for multiple vehicles

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.

Set within a popular cul-de-sac, this generously proportioned detached family home provides the ideal combination of comfort and space. Having been recently updated and extended, the ground floor offers a fresh canvas for you to put your stamp on. The contemporary kitchen complete with integrated appliances and quartz work surfaces flawlessly leads through to the double aspect sitting room. The expansive sliding doors adjoining the sitting room to the rear garden fill the space with natural light. Thoughtfully positioned on the ground floor is a sizable bedroom accompanied by an en-suite shower room, ideal for guests or multigenerational living. There is also a useful cloakroom/w.c. Stairs lead to the first floor where you will find four light filled bedrooms all accessed from a central landing. A well appointed family bathroom completes the upper level with a panelled bath and wall mounted shower. The private rear garden features an easily maintained lawn, home to two apple trees, a timber summer house and a paved patio. The front of the property is approached over a large driveway with ample parking for several vehicles. The large attached garage with light and power can accommodate two cars. A simple well kept lawn on the right enhances the property's frontage.



Kitchen

- » Shaker style wall and base units
- » Quartz work surfaces
- » Inset 'Neff' Induction hob
- » Integrated 'Neff' electric combination oven
- » Integrated 'Neff' microwave
- » Integrated 'Zanussi' fridge and freezer



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower
- » Low level w.c. suite
- » Wash hand basin
- » Heated ladder style towel radiator
- » Fully tiled walls



En-Suite Shower Room

- » Large fully tiled walk in shower
- » Low level w.c. suite
- » Inset wash hand basin with cupboards under
- » Heated ladder style towel radiator
- » Ceramic tiled floor



Specification

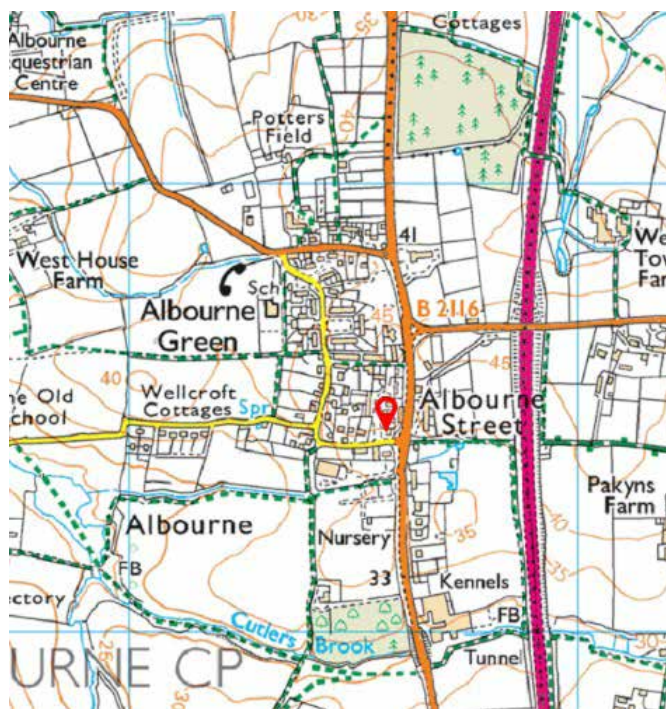
- » Wall mounted 'Glow Worm' boiler located in garage
- » New double glazed windows throughout
- » Attached garage with electric door
- » Private rear garden
- » Off street parking for multiple cars



External

The front of the property is accessed via a generous block paved driveway offering ample parking for several vehicles. To the left is a large attached garage providing secure space for two cars, while to the right, a well maintained and easily managed lawn adds a welcoming touch to the frontage. A wide side access is enclosed by a wooden gate leading through to the private rear garden featuring a simple neatly kept lawn with two apple trees. A timber summer house adds charm complemented by a paved patio area ideal for outdoor dining or relaxation. Two greenhouses and a summer house complete the space.





Transport Links from West Winds

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.

Leyfield, Albourne, BN6 9DA

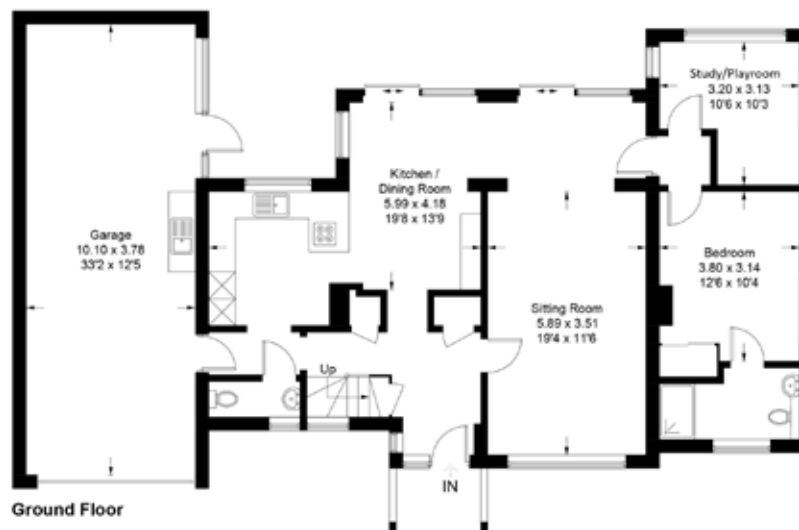
Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft

Garage = 38.6 sq m / 415 sq ft

Garden Studio = 8.3 sq m / 89 sq ft

Total = 198.2 sq m / 2132 sq ft

(Including Garage)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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