



## 2 Oakwell

HENFIELD ROAD | ALBOURNE | WEST SUSSEX | BN6 9FR

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# Situation

**A well presented semi detached house situated in a convenient position boasting a west facing rear garden, off street parking 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.

Built in 2014 to a high specification, this stylish semi detached home offers contemporary living in a convenient village setting. The ground floor features a beautifully presented sitting room with engineered oak flooring and large bay window alongside an impressive open plan kitchen/dining room with a breakfast bar, an ideal space for relaxed family living and entertaining. The kitchen is fitted with a comprehensive range of integrated appliances, while patio doors open onto the rear garden flooding the space with natural light. Stairs lead to the first floor where three bedrooms and a modern family bathroom are arranged. The principal bedroom has fitted wardrobe cupboards and a sleek en-suite shower room. The west facing garden includes a paved terrace, perfect for outdoor dining and a generous lawn. The garage has been partly converted to create a versatile studio currently used as an office with a separate store providing excellent flexibility for a variety of needs.



# Overview

## Kitchen

- » Fitted wall and base units
- » Quartz worksurfaces
- » Inset 4 ring electric induction hob
- » Integrated 'Electrolux' electric oven under
- » Integrated 'Bosch' dishwasher
- » Integrated 'Hoover' washing machine
- » Integrated 'Electrolux' fridge freezer
- » Tiled floor

## Bathrooms

A family bathroom and an en-suite shower room benefiting from a panelled bath with wall mounted shower, low level w.c. suites, wash hand basins and heated ladder style towel radiators.

## Specification

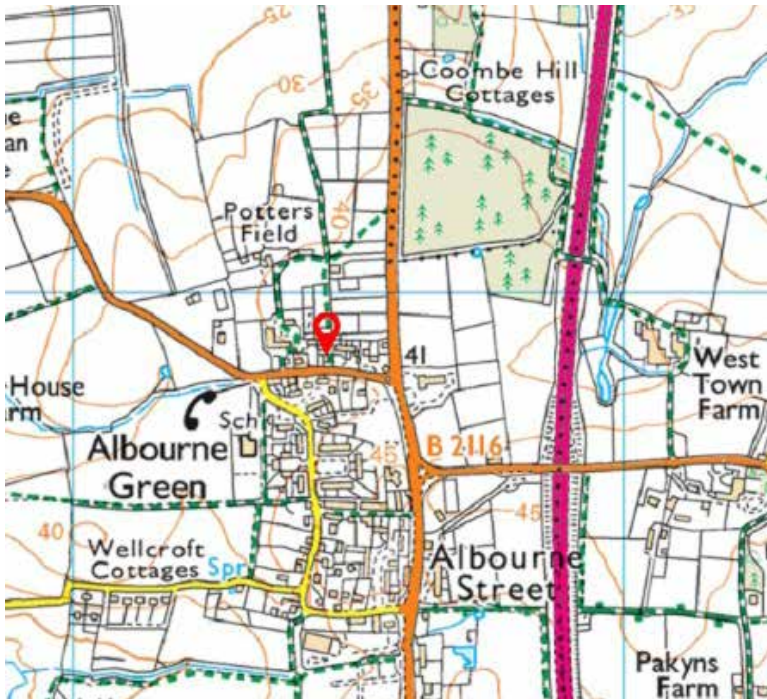
- » 'Worcester' gas fired boiler located in the loft space
- » Garage with bi-fold doors and integrated store
- » Photovoltaic solar panels
- » West facing rear garden

## External

The property is approached over a brick paved driveway and via paved steps to the front door. Side access to the rear garden is via a timber garden gate, where a paved patio adjoins the rear of the property to an area of lawn. The garage has been part converted and is currently used as a studio with bi-fold doors opening onto the rear garden. Oak doors to the front of the garage open to provide external storage.







## 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.

## Oakwell, Albourne BN6 9FR

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft  
 Studio = 14.2 sq m / 153 sq ft  
 Total = 120.6 sq m / 1298 sq ft



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

A buyer is advised to obtain verification from the solicitor.

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